

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**September 12, 2024
3:00 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: 955 1175 1488#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/95511751488>

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

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

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

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

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

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

D. Awards and Presentations

1. [Childhood Cancer Awareness Month Proclamation](#)
2. [Ovarian Cancer Awareness Month Proclamation](#)
3. [Hunger Action Month Proclamation](#)
4. [Suicide Prevention Month Proclamation](#)
5. [Senior Center Month Proclamation](#)
6. [Fall Prevention Awareness Week Proclamation](#)
7. [Hispanic Heritage Month Proclamation](#)

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

Setting October 3, 2024 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance 599-H, an ordinance repealing Section 2-277 of Article V, Division 9 of the City Code relating to responsible wage for certain construction contracts; amending Section 2-275 of Article V, Division 9 of the City Code to remove provisions relating to responsible wage for certain construction contracts; and providing an effective date.](#)

F. Reports

1. A resolution approving an amendment to the City of St. Petersburg's Fiscal Policies to (i) change the target fund balance of the General Fund to 14.67% of the current adopted budget, (ii) add a fund balance target for the Technology and Infrastructure Fund, (iii) change fund balance targets for the Health Insurance Fund, General Liability Claims Fund, and the Workers' Compensation Fund, and (iv) update language relating to the target for funding utility capital improvements; reaffirming the City's Fiscal Policies as amended for Fiscal Year 2025; and providing an effective date.
2. A resolution authorizing the Mayor or his designee to sell real property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, Florida to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company, for the purchase price of \$10,000,000.00; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this transaction including, but not limited to, the agreement for sale and purchase, restrictive covenant, easement agreement, and termination and release agreement to effectuate the termination of the lease agreement between the City and Peninsula Motor Club, Inc. dated May 21, 1987 (as assigned) ("Parking Lease"); approving a transfer in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the interfund loan pursuant to Resolution 2024-28 for the Deuces T/H & Comm Development Project; approving a transfer in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for future affordable housing capital projects; and providing an effective date.
3. A resolution approving a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of the General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777) to provide funding for various arts and cultural agencies; and providing an effective date.

G. New Business

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 1661.
2. Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1662.

First Reading and First Public Hearings - 6:00 P.M.

Setting September 26, 2024 as the second reading and second public hearing date for the following proposed Ordinance(s).

3. Fiscal Year 2025 Tentative Budget and Proposed Millage Rate

- (a) A Resolution adopting a proposed millage rate for the fiscal year ending September 30, 2025; and providing an effective date.
- (b) Ordinance 592-H. An Ordinance making appropriations for the fiscal year ending September 30, 2025; making appropriations for the payment of the operating expenses of the City of St. Petersburg, Florida, including its utilities, and for the payment of principal and interest of revenue bonds, and other obligations of the City of St. Petersburg, Florida; making appropriations for the Capital Improvement Program of the City of St. Petersburg, Florida; making appropriations for the Dependent Special Districts of the City of St. Petersburg, Florida; adopting this Appropriations Ordinance as the budget for the City of St. Petersburg, Florida for the fiscal year ending September 30, 2025; providing for related matters; and providing an effective date.
- (c) A Resolution adopting the tentative budget for the fiscal year ending September 30, 2025; and providing an effective date.

Second Reading and Second Public Hearings - 5:01 P.M.

4. Ordinance 583-H amending the St. Petersburg City Code creating a new Section 16.30.050 Sunrunner Target Employment Center Local Overlay; providing for definitions, including local overlay specific uses; providing standards for Development and Design in the overlay district; providing for severability; and providing for an effective date. (LDR 2024-03) (Continued from 9/5/2024 City Council meeting)

5. City-initiated amendments to the Comprehensive Plan Future Land Use map and Official Zoning map to apply the SunRunner Target Employment Center (TEC) Local Overlay at the 22nd Street South SunRunner Bus Station (Quasi-Judicial) (Continued from 9/5/2024 City Council meeting)

- (a) Ordinance 759-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 58-acre site generally located at the 22nd Street South SunRunner Bus Station, south of 1st Avenue South, east of 24th Street South, and north and west of Interstate 275, to establish the SunRunner Target Employment Center Local Overlay; providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date. (City File FLUM 67) (Continued from 9/5/2024 City Council meeting)
- (b) Ordinance 791-Z amending the official zoning map of the City of St. Petersburg, Florida, by changing the zoning of for a 58-acre site generally located at the 22nd Street South SunRunner Bus Station, south of 1st Avenue South, east of 24th Street South, and north and west of Interstate 275, to establish the SunRunner Target Employment Center Local Overlay; providing for repeal of conflicting ordinances. Quasi-Judicial (City File FLUM 67) (Continued from 9/5/2024 City Council meeting)

K. Open Forum

L. Adjournment

**St. Petersburg
Community Redevelopment Agency
(CRA) 9/12/2024**

1. City Council Convenes as Community Redevelopment Agency.
2. Approval of a Resolution finding 1) that the disposition of Lot 3, Block 1, WEBB CITY REPLAT, together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, by an Agreement for Sale and Purchase for a price of \$10,000,000.00, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("Disposition"), is consistent with the Intown Redevelopment Plan; 2) recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; and providing an effective date.
3. Adjourn Community Redevelopment Agency.

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A September 12, 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)

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

1. A resolution approving a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of the General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777) to provide funding for various arts and cultural agencies; and providing an effective date. [MOVED TO REPORTS AS ITEM F-3 FOR GOOD NEWS]

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

**Consent Agenda B
September 12, 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)

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

MEETING AGENDA

CITY OF ST. PETERSBURG

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

Committee of the Whole

Thursday, September 19, 2024, 8:30 a.m., Conference Room 100

CRA/Agenda Review

Thursday, September 19, 2024, 1:00 p.m., Conference Room 100

Health, Energy, Resiliency & Sustainability Committee

Thursday, September 19, 2024, 1:30 p.m., Conference Room 100

City Council Meeting

Thursday, September 26, 2024, 3:00 p.m., City Council Chamber

CITY OF ST. PETERSBURG
Board and Commission Vacancies



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: Childhood Cancer Awareness Month Proclamation
Please scroll down to view the backup material.



D-1

CITY COUNCIL AGENDA

Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Childhood Cancer Awareness Month

PRESENTER: City Council Member Copley Gerdes

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



WHEREAS, The National Cancer Institute and the American Cancer Society report cancer as the leading cause of death by disease among US children between 0 and the age of 18. This tragic disease is newly diagnosed in over 9,910 of our country's young people under the age of 14 each year. Over 40,000 children undergo treatment each year; and

WHEREAS, One in five of our nation's children loses his or her battle with cancer. This year alone an estimated 1,590 cancer deaths will occur in children. Cancer is the leading cause of death by disease in children 1-14; and

WHEREAS, 60% of infants, children and teens who survive will suffer from the long-term effects of comprehensive medical treatment, including secondary cancers; and

WHEREAS, Blaze of Hope was founded to magnify the message of HOPE to families of children battling life-threatening illnesses by providing financial assistance, raising awareness and building community. Blaze of Hope recognizes that pediatric cancer affects families of all races, color, ethnicity, and socioeconomic status; and

WHEREAS, During the month of September, we remember the young lives taken too soon, stand with the families facing childhood cancer today, and rededicate ourselves to combating this terrible illness; and

WHEREAS, Blaze of Hope has partnered with Florida Department of Transportation to have the Bob Graham Sunshine Skyway Bridge illuminated GOLD during the month of September to honor and pay tribute to the families, friends, professionals, and communities who lend their strength to children fighting pediatric cancer.

NOW THEREFORE, I, KENNETH T. WELCH, Mayor of St. Petersburg, Florida, do hereby proclaim September 2024 as

Childhood Cancer Awareness Month

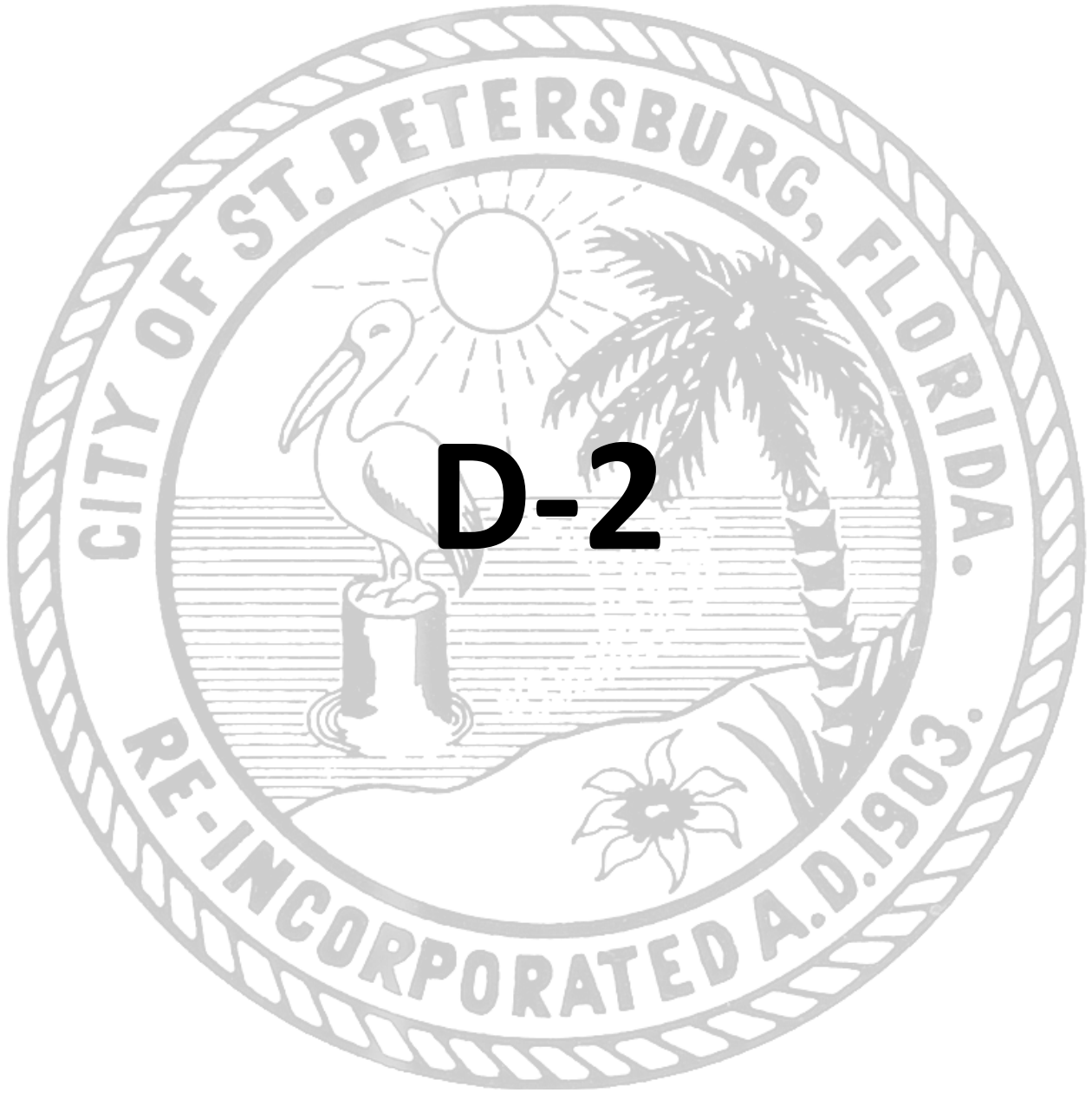
and encourage all citizens to join in reaffirming the commitment to fighting childhood cancer.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

A handwritten signature in blue ink that reads 'Kenneth T. Welch'.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Ovarian Cancer Awareness
Month Proclamation
Please scroll down to view the backup material.



D-2

CITY COUNCIL AGENDA

Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Ovarian Cancer Awareness Month

PRESENTER: City Council Member Copley Gerdes

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



- WHEREAS,** Ovarian cancer is the fifth leading cause of cancer deaths of women in the United States and causes more deaths than any other gynecologic cancer; and
- WHEREAS,** The American Cancer Society estimates 19,680 cases of ovarian cancer will be newly diagnosed in 2024 and 12,740 individuals will die from the disease nationwide, including 1650 new cases and 1050 deaths in Florida; and
- WHEREAS,** While the mammogram can detect breast cancer and the Pap smear can detect cervical cancer, there is no reliable early detection test for ovarian cancer; and
- WHEREAS,** Too many people remain unaware that the symptoms of ovarian cancer often include bloating, pelvic or abdominal pain, difficulty eating or feeling full quickly, urinary symptoms, and several other vague symptoms that are often easily confused with other diseases; and
- WHEREAS,** The lack of an early detection test for ovarian cancer combined with its vague symptoms mean that approximately 80 percent of cases of ovarian cancer are detected at an advanced stage; and
- WHEREAS,** Black women with ovarian cancer are more likely to have late-stage diagnoses, receive lower quality clinical services, and have lower five-year survival rates than non-Black women; and
- WHEREAS,** Ongoing investments in ovarian cancer research and education and awareness efforts are critical to closing these gaps and improving survivorship for women with ovarian cancer; and
- WHEREAS,** Each year during the month of September, Ovarian Cancer Research Alliance (OCRA) and Community Partner organizations hold several events to increase public awareness of ovarian cancer and its symptoms.

NOW THEREFORE, I, KENNETH T. WELCH, Mayor of St. Petersburg, Florida, do hereby proclaim September 2024 as

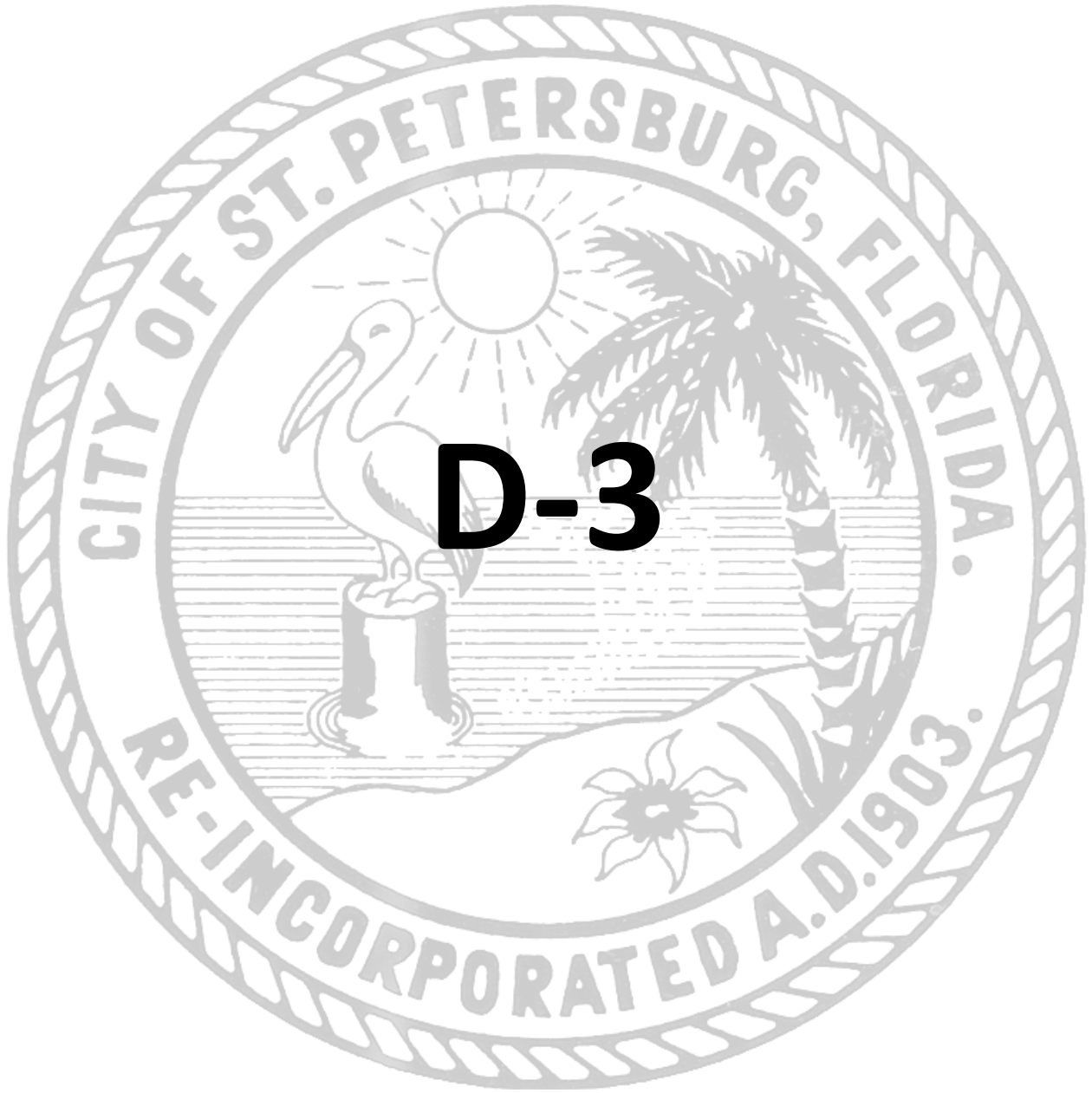
Ovarian Cancer Awareness Month

and urge every resident to take time to learn more about this crippling disease.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Hunger Action Month Proclamation
Please scroll down to view the backup material.



D-3

CITY COUNCIL AGENDA
Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Hunger Action Month

PRESENTER: City Council Member Gina Driscoll

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



WHEREAS, September is recognized as Hunger Action Month, a time dedicated to raising awareness about food insecurity and mobilizing communities to take action to end hunger; and

WHEREAS, In Pinellas County, approximately 11% of residents experience food insecurity, with nearly 140,000 individuals struggling to access sufficient, nutritious food on a regular basis; and

WHEREAS, Food insecurity impacts our community's health, well-being, and economic stability, affecting children, seniors, and families alike; and

WHEREAS, It is essential to acknowledge the hard work of local organizations, such as Hope Villages, who is committed to alleviating hunger and providing critical support to those in need; and

WHEREAS, Hope Villages distributes nearly 6 Million pounds of food throughout Pinellas County each year; and

WHEREAS, Collective efforts to combat food insecurity through education, advocacy, and community involvement can make a significant difference in the lives of those affected.

NOW, THEREFORE, I, KENNETH T. WELCH, Mayor of the City of St. Petersburg, do hereby proclaim September 2024 as

HUNGER ACTION MONTH

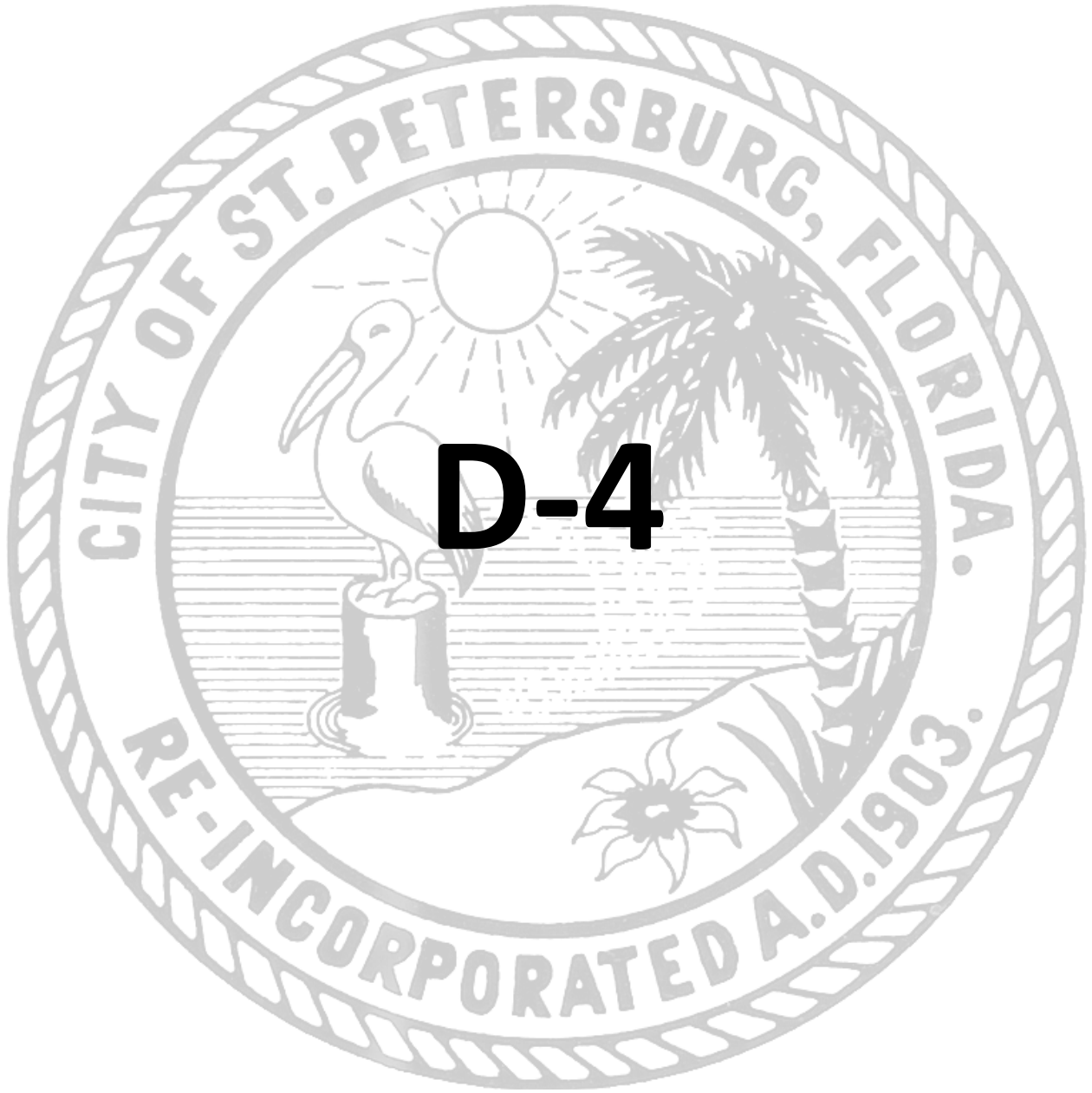
and encourage residents to participate in local initiatives, such as food drives, fundraising events, and volunteer opportunities, to support our community's fight against hunger.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Suicide Prevention Month Proclamation

Please scroll down to view the backup material.



D-4

CITY COUNCIL AGENDA

Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Suicide Prevention Month

PRESENTER: City Council Member Richie Floyd

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



WHEREAS, September 8th through September 14th, 2024 is National Suicide Prevention Week, and September 2024 is National Suicide Prevention Month, a time during which individuals, organizations, and communities join their voices to amplify the message that suicide can be prevented; and

WHEREAS, These observances are united in raising awareness that prevention is possible, treatment is effective, and people do recover; and

WHEREAS, The Zero Suicide Framework emphasizes that even one life lost to suicide is too many; and

WHEREAS, It is essential that we educate and encourage relatives, friends, co-workers, and providers about the signs of suicidal ideation, and that it affects all people in the community; and

WHEREAS, We believe it takes all of us, doing what we can, to create a community without suicide; and

WHEREAS, Zero Suicide Partners of Pinellas, led by Suncoast Center, Inc., unites community members and organizations with the common mission to end suicide in Pinellas County.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, do hereby declare September 8 through September 14, 2024, as

Suicide Prevention Month

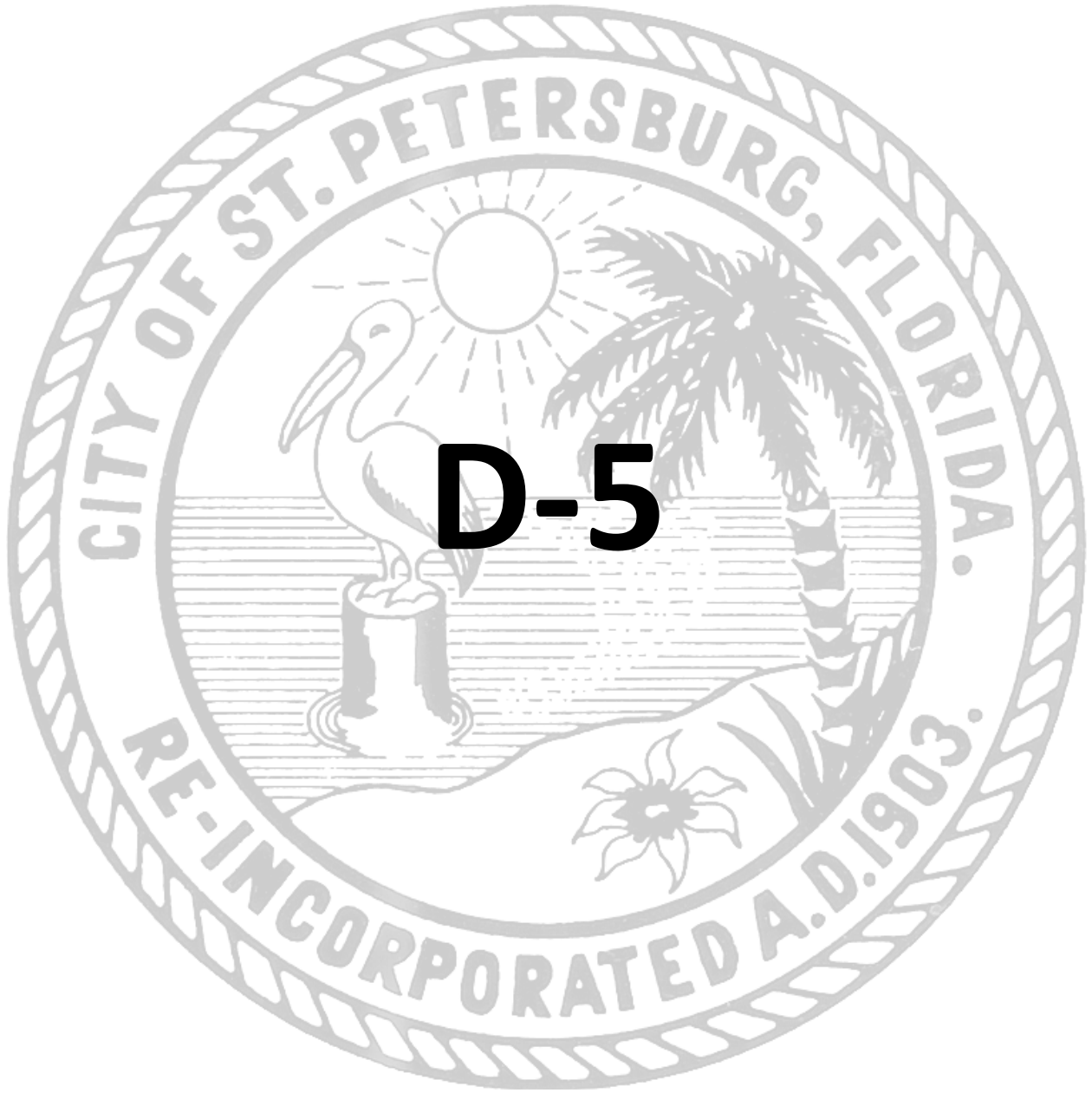
and urge all citizens to join me in doing what they can by being kind, curious, and connected to end suicide in St. Petersburg

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

A handwritten signature in blue ink that reads 'Kenneth T. Welch'.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Senior Center Month Proclamation
Please scroll down to view the backup material.



D-5

CITY COUNCIL AGENDA

Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Senior Center month

PRESENTER: City Council Chair Deborah Figgs Sanders

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



WHEREAS, Senior centers are considered an integral piece of the aging network, and in 1972, the Older Americans Act was amended to support senior centers; and

WHEREAS, September is National Senior Center Month in the U.S. Every year since 1979, the National Council on Aging has celebrated Senior Center Week. In 1985, President Ronald Reagan signed the first Senior Center Week Presidential Proclamation, and in 2007, the week-long celebration was extended to the full month of September to put focus on how senior centers help improve the lives and well-being of older Americans in the United States; and

WHEREAS, Older Americans are significant members of society, investing their wisdom and experience to help enrich and better the lives of younger generations; and

WHEREAS, The St. Petersburg, Florida Sunshine Senior Center, the first nationally accredited senior center in the State of Florida, has acted as a catalyst for mobilizing the creativity, energy, vitality, and commitment of the seniors; and

WHEREAS, Through the wide array of services, programs, and activities, senior centers empower the seniors of St. Petersburg to contribute to their own health and well-being and the health and well-being of their fellow citizens of all ages; and

WHEREAS, The Sunshine Senior Center in the City of St. Petersburg affirms the dignity, self-worth, and independence of older seniors by facilitating their decisions and actions; tapping their experiences, skills, and knowledge; and enabling their continued contributions to our community.

NOW, THEREFORE, I, KENNETH T. WELCH, Mayor of the City of St. Petersburg, do hereby proclaim September 2024 as

SENIOR CENTER MONTH

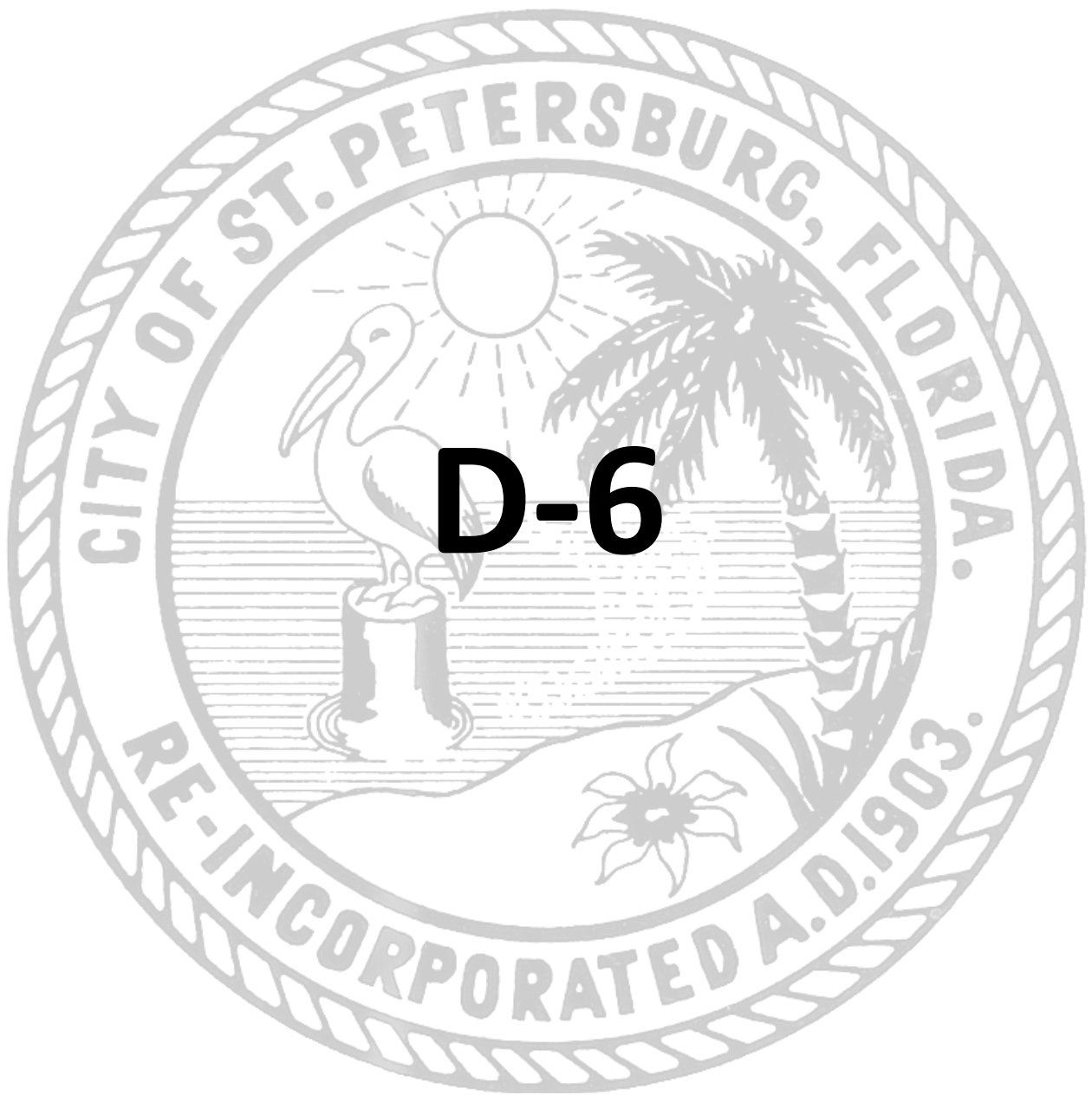
and call upon all citizens to recognize the contributions of the Sunshine Senior Center and the efforts of the staff, participants, and volunteers who daily enhance the well-being of older seniors of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

A handwritten signature in blue ink that reads "Kenneth T. Welch".

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Fall Prevention Awareness Week Proclamation
Please scroll down to view the backup material.



D-6

CITY COUNCIL AGENDA
Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Falls Prevention Week

PRESENTER: City Councilmember Ed Montanari

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



- WHEREAS,** It is estimated that 19.9 percent of Florida citizens are 65 years of age or older; and
- WHEREAS,** It is estimated one fourth of people 65 and older will fall each year, and older adults who fall once are two to three times more likely to fall again; and
- WHEREAS,** One out of five falls causes a serious injury such as broken bones or a head injury; and
- WHEREAS,** Falls are the most common cause of traumatic brain injuries among Florida citizens 65 year of age and older; and
- WHEREAS,** Falls can lead to depression, loss of mobility, and loss of functional independence; and
- WHEREAS,** Injuries from falls are largely a preventable community health problem; and
- WHEREAS,** Evidence-based programs reduce falls by utilizing cost-effective strategies, such as exercise programs to improve balance and strength, medication management, vision improvement, reduction of home hazards, and fall prevention education; and
- WHEREAS,** The Falls Free Florida Falls Prevention Coalition, St. Petersburg Fire Rescue, The Sunshine Center, and Regional County 9-1-1 work together to increase awareness of this issue, promote multidisciplinary strategies to prevent falls, and encourage citizens to take steps to protect those who are at increased risk of falling.

NOW THEREFORE, I, KENNETH T. WELCH, Mayor of St. Petersburg, Florida, do hereby proclaim September 23rd thru September 27th as

Falls Prevention Awareness Week

and urge every resident to take time this month to celebrate older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Hispanic Heritage Month Proclamation

Please scroll down to view the backup material.



CITY COUNCIL AGENDA

Presentation Item

DATE: September 6, 2024

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Hispanic Heritage Month

PRESENTER: City Council Member Lisset Hanewicz

SCHEDULE FOR COUNCIL ON: September 12, 2024

Mayor Kenneth T. Welch

Proclamation



WHEREAS, Hispanic Heritage Month, known as “Mes de la Herencia Hispana,” is celebrated from September 15 to October 15 and recognizes the significant contributions and influence of Hispanics on our nation’s history, culture, and achievements; and

WHEREAS, September 15 is Independence Day for the Central American countries of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua. On September 16 and September 18, Mexico and Chile celebrate their Independence Day, respectively; and

WHEREAS, Hispanic residents in the City of St. Petersburg amount to an estimated 8.4% of our population and play a vital role in our economy and workforce; and

WHEREAS, The City of St. Petersburg recognizes the significant contributions of Hispanics, including many City employees, in our community. Their support and community involvement make our city more culturally diverse and welcoming for everyone; and

WHEREAS, The City of St. Petersburg is proud to celebrate and recognize Hispanic culture and heritage as an important part of our inclusive city. Hispanics are part of the “We” in “We are St. Pete.”

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, do hereby declare September 15 through October 15, 2024, as

HISPANIC HERITAGE MONTH

and urge all citizens to join me in recognizing the significance of this occasion in the city of St. Petersburg.

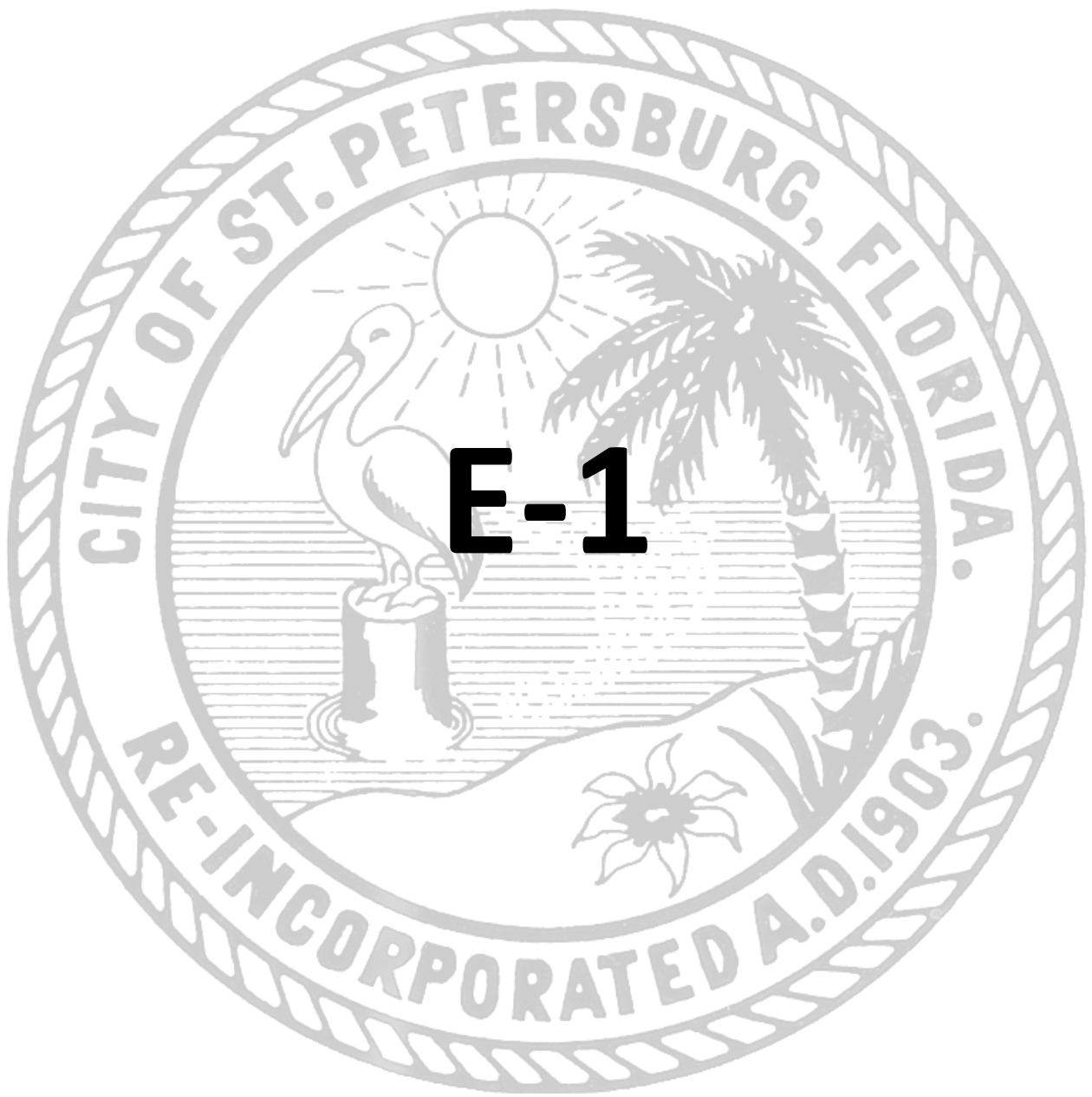
IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 12th day of September 2024.

A handwritten signature in blue ink that reads "Kenneth T. Welch".

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Ordinance 599-H, an ordinance repealing Section 2-277 of Article V, Division 9 of the City Code relating to responsible wage for certain construction contracts; amending Section 2-275 of Article V, Division 9 of the City Code to remove provisions relating to responsible wage for certain construction contracts; and providing an effective date.

Please scroll down to view the backup material.



ORDINANCE NO. ____

AN ORDINANCE REPEALING SECTION 2-277 OF ARTICLE V, DIVISION 9 OF THE CITY CODE RELATING TO RESPONSIBLE WAGE FOR CERTAIN CONSTRUCTION CONTRACTS; AMENDING SECTION 2-275 OF ARTICLE V, DIVISION 9 OF THE CITY CODE TO REMOVE PROVISIONS RELATING TO RESPONSIBLE WAGE FOR CERTAIN CONSTRUCTION CONTRACTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 15, 2019, City Council passed Ordinance 378-H, which enacted Article V, Division 9, including Section 2-277 of the City Code requiring contractors performing major construction contracts to ensure payment of a responsible wage to employees; and

WHEREAS, on May 29, 2024, Governor DeSantis signed House Bill 705, which amends Section 255.0992, Florida Statutes, to prohibit any political subdivision that contracts for a public works project from requiring that a contractor, subcontractor, or material supplier or carrier engaged in a public works project pay employees a predetermined amount of wages or prescribe any wage rate; and

WHEREAS, House Bill 705 became effective on July 1, 2024; and

WHEREAS, House Bill 705 requires the repeal of Section 2-277 of Division 9 of Article V, of the St. Petersburg City Code and the amendment of Section 2-275 of Division 9 of Article V, of the St. Petersburg City Code; and

WHEREAS, this ordinance does not affect any contracts entered into prior to July 1, 2024 that incorporate the responsible wage requirements set forth in Division 9 of Article V of the St. Petersburg City Code, including the provisions of Sections 2-275 and 2-277 in effect prior to the effective date of this ordinance.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 2-277 of Division 9 of Article V of the St. Petersburg City Code is hereby repealed in its entirety and that section is reserved for future use.

SECTION 2. Section 2-275 of Division 9 of Article V of the St. Petersburg City Code is hereby amended to read as follows:

In addition to the definitions set forth in the procurement code, currently section ~~2-2032-187~~, the following definitions shall apply to this division.

Contractor means:

(1) A party to a major service contract;

(2) ~~A party to a major construction contract;~~

~~(3) A managing corporate officer of a party to a major service contract or major construction contract who has personal involvement or responsibility in obtaining such contract or in supervising or performing the work prescribed by such contract; or~~

(34) A person or entity with more than 50 percent ownership interest in a party to a major service contract ~~or major construction contract.~~

Covered work means labor hours performed pursuant to a major service contract ~~or major construction contract~~ by the employee of a contractor or subcontractor.

The terms *employee*, *tipped employee*, and *wage* shall have the meanings established under the federal Fair Labor Standards Act ("FLSA") and its implementing regulations.

Fair Labor Standards Act or *FLSA* means the United States Fair Labor Standards Act of 1938, 29 U.S.C. § 201 et seq., in force on the effective date of this division and as thereafter amended.

FTE means a full-time employee or the equivalent.

Health care benefits shall, at a minimum, mean health insurance coverage which consists of wellness and preventative care, including maternity, and that provides the services described in F.S. §§ 408.9091(4), (6), and (7).

~~*Major construction contract* means a contract with the City (together with any amendment thereto) that incorporates the responsible wage requirements of this division.~~

Major service contract means a contract with the City (together with any amendment thereto) that incorporates the living wage requirements of this division.

~~*Party to a major construction contract* means any entity that is a party to a major construction contract with the City.~~

Party to a major service contract means any person or entity that employs more than 50 FTEs and is a party to a major service contract with the City.

State minimum wage laws means the Florida Minimum Wage Act, F.S. § 448.01 et seq., in force on the effective date of this division and as thereafter amended, together with applicable provisions of the Florida Constitution, Fla. Const. Art. X. § 24.

Subcontractor means any person or entity that is utilized by a contractor for the performance of services ~~or construction~~ for a major service contract.

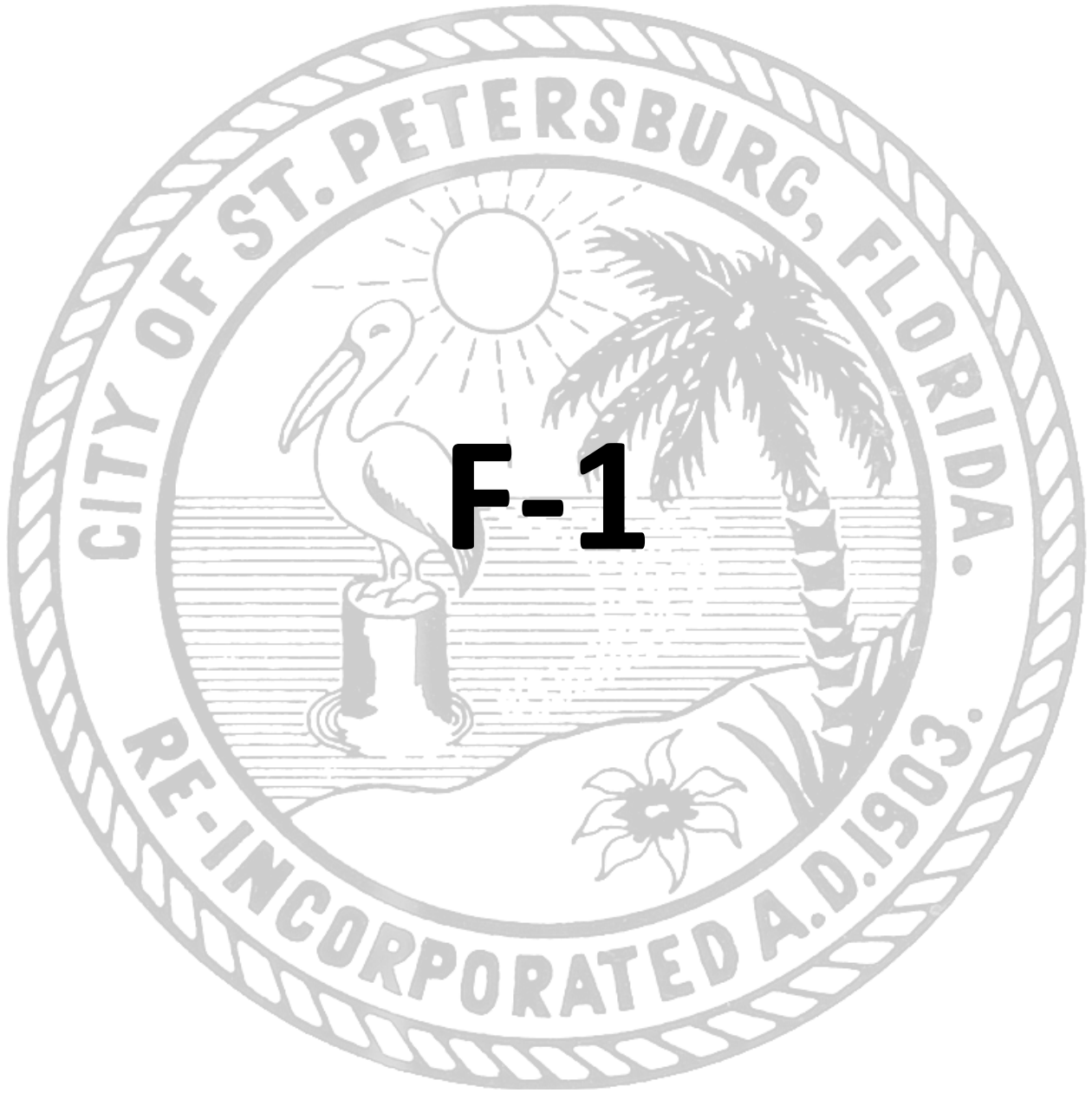
SECTION 3. Compliance with § 166.041(4), Florida Statutes. This is an ordinance related to procurement and this ordinance is required for compliance with federal or state law or regulation. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

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

Approved as to form and content:

City Attorney (designee)
00755078

The following page(s) contain the backup material for Agenda Item: A resolution approving an amendment to the City of St. Petersburg's Fiscal Policies to (i) change the target fund balance of the General Fund to 14.67% of the current adopted budget, (ii) add a fund balance target for the Technology and Infrastructure Fund, (iii) change fund balance targets for the Health Insurance Fund, General Liability Claims Fund, and the Workers' Compensation Fund, and (iv) update language relating to the target for funding utility capital improvements; reaffirming the City's Fiscal Policies as amended for Fiscal Year 2025; and providing an effective date.
Please scroll down to view the backup material.



City of St. Petersburg
MEMORANDUM
Finance and Budget and Management Departments

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

FROM: Erika Langhans, CFO *ELL*
Liz Makofske, Budget and Management Director *EMM*

DATE: August 30, 2024

RE: **Modifications to the FY25 Fiscal Policies**

Background: At the August 8, 2024, meeting of the Budget, Finance and Taxation (BF&T) Committee the Finance and Budget and Management Departments presented proposed modifications to the City's Fiscal Policies for Fiscal Year 2025. These modifications were approved by the BF&T Committee.

Below is a description of the proposed modifications to the City's Fiscal Policies:

Explanation:

Fiscal Policy for Annual Operating Revenues and Expenses

Fund Balance Reserve Target

Current Status: The General Fund target fund balance is 12% of the fund's current year adopted budget.

Recommendation: Increase the target fund balance to 14.67% of the current year adopted General Fund budget. This will be reviewed annually and adjusted with the goal of having an unrestricted fund balance equivalent to two months (16.7%) of the current year appropriation. The Government Finance Officers Association (GFOA) recommends, at a minimum, that governments, regardless of size, maintain unrestricted budgetary fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures. Increasing the target will also help maintain the City's bond ratings. Please see page 6 of the Fiscal Policies.

Current Status: The Technology and Infrastructure Fund has no fund balance target.

Recommendation: Establish a target fund balance for the Technology and Infrastructure Fund (5019) specific to the portion of the fund balance associated with PC/laptop/tablet replacement contributions from departments. Please see page 6 of the Fiscal Policies.

Current Status: The Health Insurance Fund target is 25% plus the incurred but not reported (IBNR) claims.

Recommendations: Change the target fund balance to three month of the current year appropriation (25%) only. The GFOA recommends that governments consider utilizing a risk-based reserve analysis to determine the appropriate level of reserves and the City believes utilizing 25% of the annual appropriated budget is sufficient as the Health Insurance Fund claims are considered short-term in nature as compared to other insurance funds at the City. The short-term claims in incurred but not yet reported are included in the annual appropriation process. Funding the reserve shall be included in premium rates. Please see pages 7 and 8 of the Fiscal Policies.

Current Status: The General Liability Claims Fund target is set annually by an actuarial study.

Recommendation: Change the target fund balance to set by the 75% confidence level of the annual actuarial study taking into consideration the annual appropriation amount of the fund. The GFOA recommends that governments consider utilizing a risk-based reserve analysis to determine the appropriate level of reserves and the City believes utilizing the annual actuarial study is the most effective method for calculating the City's target fund balance for the General Liability Claims Fund. The annual actuarial study provides the City the funding requirement at 75% confidence in accordance with Government Accounting Standards Board Statement No. 10 ("GASB 10"). Please see page 8 of the Fiscal Policies.

Current Status: The Workers' Compensation Fund target is 75% of long-term liabilities.

Recommendation: Change the target fund balance to set by the 75% confidence level of the annual actuarial study taking into consideration the annual appropriation amount of the fund. The GFOA recommends that governments consider utilizing a risk-based reserve analysis to determine the appropriate level of reserves and the City believes utilizing the annual actuarial study is the most effective method for calculating the City's target fund balance for the Workers' Compensation Fund. The annual actuarial study provides the City the funding requirement at 75% confidence in accordance with Government Accounting Standards Board Statement No. 10 ("GASB 10"). Please see page 8 of the Fiscal Policies.

Fiscal Policy for Capital Expenditures and Debt Financing

Specific Guidelines

Current Status: The Pay-as-you go Improvements Section states the annual rate study for FY21 was a 40% cash and other resources and 60% bond funding ratio, which shall be reviewed as part of the annual rate study to increase to the 50/50 target.

Recommendation: Remove that language and replace with language stating that this target has been met. Please see page 15 of the Fiscal Policies.

Attachments: Draft Fiscal Policies with proposed modifications

cc: Mayor Kenneth T. Welch
Doyle Walsh, Chief of Staff
Rob Gerdes, City Administrator
Tom Greene, Assistant City Administrator

RESOLUTION NO. 24-____

A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF ST. PETERSBURG'S FISCAL POLICIES TO (I) CHANGE THE TARGET FUND BALANCE OF THE GENERAL FUND TO 14.67% OF THE CURRENT ADOPTED BUDGET, (II) ADD A FUND BALANCE TARGET FOR THE TECHNOLOGY AND INFRASTRUCTURE FUND, (III) CHANGE FUND BALANCE TARGETS FOR THE HEALTH INSURANCE FUND, GENERAL LIABILITY CLAIMS FUND, AND THE WORKERS' COMPENSATION FUND, AND (IV) UPDATE LANGUAGE RELATING TO THE TARGET FOR FUNDING UTILITY CAPITAL IMPROVEMENTS; REAFFIRMING THE CITY'S FISCAL POLICIES AS AMENDED FOR FISCAL YEAR 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has adopted a comprehensive series of fiscal policies that embody recognized sound financial management concepts ("Fiscal Policies"); and

WHEREAS, the Fiscal Policies are organized under four subject headings including General Fiscal Policy, Fiscal Policy for Annual Operating Revenue and Expenses, Fiscal Policy on Investments and Fiscal Policy for Capital Expenditure and Debt Financing; and

WHEREAS, annually, as part of the budget development process, Administration reviews and evaluates whether to recommend modifications to the Fiscal Policies; and

WHEREAS, Administration has completed its review and after input from the Budget, Finance and Taxation Committee recommends an amendment to the Fiscal Policies to (i) change the target fund balance of the General Fund to 14.67% of the current year adopted budget, (ii) add a fund balance target for the Technology and Infrastructure Fund, (iii) change fund balance targets for the Health Insurance Fund, General Liability Claims Fund, and the Workers' Compensation Fund, and (iv) update language relating to the target for funding utility capital improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an amendment to the City of St. Petersburg's Fiscal Policies to (i) change the target fund balance of the General Fund to 14.67% of the current year adopted budget, (ii) add a fund balance target for the Technology and Infrastructure Fund, (iii) change fund balance targets for the Health Insurance Fund, General Liability Claims Fund, and the Workers' Compensation Fund, and (iv) update language relating to the target for funding utility capital improvements is hereby approved.

BE IT FURTHER RESOLVED that the Fiscal Policies as amended are reaffirmed for Fiscal Year 2025.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00763578

DEPARTMENT:



BUDGET:



FISCAL POLICIES

The City of St. Petersburg has adopted a comprehensive series of fiscal policies that embody recognized sound financial management concepts. These policies were originally approved by City Council in July 1980. Subsequently, the 1980 policies were updated and expanded, and codified in the City's Administrative Policies and Procedures. In order to keep these policies up to date, they are reviewed annually as part of the budget process and revised as needed. Previous changes to this policy statement include revisions that were approved by City Council on July 19, 2002 (Resolution 2002-406) and the City's detailed Investment Policy was revised and approved on April 16, 2009 (Resolution 2009-215). Changes to these policies to keep compliant with Governmental Accounting Standards Board Statement #54 were adopted by City Council on August 26, 2010, by Resolution 2010-442. These policies were updated again on August 4, 2011, by Resolution 2011-312. An amendment (Resolution 2012-276) to these policies was approved on June 14, 2012, which revised the policy to reflect that ad valorem shall be earmarked to support the Police Department. During fiscal year 2014, the policies were amended on April 17, 2014 (Resolution 2014-166) to restructure the fund balance target for the General Fund Group of Funds and the core General Fund. Another update to the policies was approved on September 20, 2018, by Resolution 2018-492 and included modifications to the fund target balances, individual fund guidelines, Penny for Pinellas, Enterprise Capital Improvements, and debt policy sections. It also added new language defining the working capital calculation. The next update was in fiscal year 2021 by Resolution 2020-375 which included adding a reference to the City's Integrated Sustainability Action Plan (ISAP), updates to fund balance targets for the Internal Service Funds and the Building Permit Special Revenue Fund, including the Revolving Energy Investment Fund in the General Fund Group of funds, and updating the language for the bond funding requirement ratio in the enterprise funds. Another recent update was for fiscal year 2022 by Resolution 2021-450, which provided language for periodic reviews of advances and inter-fund loans to ensure compliance with General Accepted Accounting Principles (GAAP), added new funds to the General Fund Group of Funds, updated the language on the use of the Economic Stability Fund balance and lease purchases or borrowing for assets, and removed references to the Penny for Pinellas Round III. In fiscal year 2023, Resolution 2022-468 amended the policies to add a new fund to the General Fund Group of Funds, update a fund's name, increased the target fund balance for the General Fund to 10%, and updated the target balance calculation of the General Fund to exclude certain transfers. The most recent update was for fiscal year 2024 by Resolution 2023-462 which increased the target fund balance for the General Fund to 12% of the current adopted budget, provided a process for a fund balance target to be established if an enterprise fund is unsubsidized for three years, added a target balance for the Sunken Gardens Operating Fund, and added language relating to the prepayment of annual recommended contributions of city pension funds. It is anticipated that these policies will be amended as part of the City's annual budget process and reconfirmed each year as a part of budget development.

The fiscal policies are organized under four subject headings:

- I. **General Fiscal Policy** presents the overall guidelines for financial and accounting practices, including the basic framework for preparing the City's operating and capital budgets, maintaining accounting records, and funding services on a non-discriminatory basis.
- II. **Fiscal Policy for Annual Operating Revenue and Expenses** outlines the policies for budgeting and accounting for revenue and requirements and provides adequate fund balances in the City's various operating funds. This section includes several references to capital project funding in relation to the amount and type of support to be provided by the operating funds.
- III. **Fiscal Policy on Investments** provides guidelines for investing, operating and capital balances.

- IV. **Fiscal Policy for Capital Expenditures and Debt Financing** directly relates to the resources and requirements of the capital improvement program. Included are overall policies on issuance of debt, as well as guidelines applicable to specific fund types.

The City attempts to adhere to these fiscal policies in the conduct of its operations. However, it must be noted that these policies are guidelines and not statutory limitations. Some of the policies, particularly with regard to recommended fund balances, are designed as goals to be pursued, not necessarily achieved on an annual or ongoing basis. The City reserves the right to deviate from any or all of the fiscal policies if such action is determined by City Council to be in the best interest of St. Petersburg as a whole.

I. GENERAL FISCAL POLICY

A. GENERAL GUIDELINES

1. The annual operating budget of the City of St. Petersburg, Florida shall balance the public service needs of the community with the fiscal capabilities of the City. It is intended to achieve those goals and objectives established by City Council for the next fiscal year. Service programs will represent a balance of services, but with special emphasis on the City's public safety, environmental health, economic development, employment, physical appearance, living conditions, and affordable housing. Services shall be provided on a most cost-effective basis.
2. The City recognizes that its citizens deserve a commitment from the City to fiscal responsibility, and that a balanced operating budget is the cornerstone of fiscal responsibility. Annual operating expenditures (personal services, contracts, commodities, supplies, capital outlay, outside agency support, and transfers) will be fiscally balanced with revenues or income estimates that can reasonably and normally be projected to be received during the fiscal year. New programs, or changes in policies that would require the expenditure of additional operating funds, will either be funded through reduction in programs of lower priority or through adjustments to rates, service charges or taxes. Requests for new or modified programs or policies will be accompanied by an analysis of the short and long-term impact on the operating budget caused by such changed or new program or policy, with significant changes reported to the appropriate Council committee and/or full Council.
3. New programs, services, or facilities shall be based on general citizen demand, need, or legislated mandate.
4. The City shall prepare and implement a capital improvement program (CIP), consistent with state requirements, which shall schedule the funding and construction of projects for a five-year period, including a one-year CIP budget. The CIP shall balance the needs for improved public facilities and infrastructure, consistent with the City's comprehensive plan, within the fiscal capabilities and limitations of the City.
5. The City shall maintain its accounting records in accordance with Generally Accepted Accounting Principles (GAAP), applied to governmental units as promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). In addition, federal and state grant accounting standards will be met.

6. Consistent with Council Resolution 2009-247, a financial report shall be distributed to City Council following the close of each fiscal quarter. This report shall include the City's investments, pension funds, debt, revenues, expenditures/expenses, and fund balances, and shall be presented in a form and forum specified by Council.
7. The City shall provide funding for public services on a fair and equitable basis and shall not discriminate in providing such services on the basis of race, color, national origin, religion, sex, sexual preference, marital status, age, or disability.
8. Budgets for all city departments and all other city expenditures/expenses shall be under City Council appropriation control.
9. Transfers between funds will be permitted with City Council approval, which are consistent with city policies, resolutions, ordinances, and external restrictions.
10. Advances and inter-fund loans must be supported by a fiscally sound source of funds available for repayment and must comply with any applicable bond covenants. There will be a review during the annual budget process of all advances and inter-fund loans to determine if changes to the timing of repayment and amounts of such repayments are necessary. Subject to City Council approval and if it is determined that the repayment of any advance or inter-fund loan is no longer viable due to unforeseen circumstances, such advance or interfund loan will be converted to transfers as per governmental accounting standards.
11. Preparation of the City's budget shall be in such format as to allow correlation with the expenditures/expenses reported in the City's Annual Comprehensive Financial Report, with content of said budget to include that required by Section 6.01 of the City Charter and section 13(c), Chapter 15505, Special Laws of the State of Florida, 1931, or as later revised by ordinance of the City Council and now codified in §2-126 St. Petersburg City Code. Detailed estimates per Section 13(c)(1) shall be by object code at the division or program level and summarized by department.
12. An analysis shall be made to determine and project life cycle cost of ownership where appropriate, when it is proposed that the city lease or rent facilities or equipment from an outside source, if such costs will commit the City to \$50,000 or more in any one year.

B. FISCAL SUSTAINABILITY AND THE CITY'S INTEGRATED SUSTAINABILITY ACTION PLAN

1. The City's Integrated Sustainability Action Plan (ISAP) was approved by City Council on April 18, 2019, and the goals and actions are incorporated into the City's fiscal policies.

2. The plan includes the following:

Sustainability Action Implementation

- Early action for equity and racial justice work
- Economic development and workforce development
- Built Environment
- Climate & Energy
- Economy & Jobs
- Education, Arts & Community
- Equity & Empowerment
- Health & Safety
- Natural Systems
- Innovation & Process Improvement
- Community & Business Partnerships

3. The City's fiscal policies and financial planning process are designed to incorporate the ISAP plan with a focus on the City's long-term fiscal sustainability through proper planning, prioritization, and processes.

II. FISCAL POLICY FOR ANNUAL OPERATING REVENUES AND EXPENSES

A. ALL FUNDS

1. Revenue

- a. Revenue projections will be based on an analysis of historical trends and reasonable assumptions of future conditions using a conservative basis to ensure that estimates are realized.
- b. The operating budget will be prepared based on 96% of the certified taxable value of the property tax roll.
- c. The City will not use long-term debt to finance expenditures/expenses required for operations.
- d. As a general rule, operating budgets will be balanced using current year revenues to finance current year expenditures. Minimum fund balances shall not normally be budgeted as a resource to support routine annual operating expenses. However, balances exceeding the policy targets may be budgeted as a resource to support capital, debt, or extraordinary major maintenance needs on a non-recurring basis, or for specific purposes, as assigned.

2. Expenditures/Expenses

- a. Normal maintenance requirements necessary to sustain the basic asset value will be included in the budget of the proper operating fund.
- b. Contractual obligations required by labor agreements and compensation plans for employees will be included in the budget or provided through supplemental appropriations, dependent upon available funds.
- c. Capital funding will be provided for major improvements and automation of services based on multiple-year planning and appropriate cost benefit analysis.

- d. Equipment replacement (capital outlay) not funded by a replacement fund will be included in the operating budget of the department requesting the equipment.

3. Fund Balance

- a. Maintaining an adequate fund balance is essential to the financial health of the City, to maintain high bond ratings and to ensure its ability to serve its citizens, meet emergency needs and unforeseen circumstances. Accordingly, some of the funds will have fund balance reserve targets which are not requirements but are considered to be goals of the City. The General Fund “Group of Funds” fund balance target will be considered appropriate in the amount of 20% of the current year’s operating appropriations for the General Fund “Group of Funds”. The budgetary fund balance of the General Fund, the Economic Stability Fund, Preservation Reserve Fund, Affordable Housing Fund, Community Benefit Agreement Fund, Assessment Revenue Fund, Arts in Public Places Fund, Downtown Open Space Fund, Employment Center - 2 Open Space, Revolving Energy Investment Fund, Technology and Infrastructure Fund, and Treasurer’s Accounts Funds are included within the General Fund “Group of Funds” fund balance for purpose of determining if the target has been achieved.

- b. In compliance with governmental accounting standards the following terminology will be used in reporting the City’s fund balances:

Nonspendable fund balance – amounts that are not in a spendable form (such as inventory and prepaids) or are required to be maintained intact (such as the corpus of an endowment fund).

Restricted fund balance – amounts constrained to specific purposes by external providers (such as grantors, bondholders, and higher levels of government).

Unrestricted fund balance:

Committed fund balance – amounts constrained to specific purposes by City Council resolution or ordinance. To be reported as committed, amounts cannot be used for any other purpose unless the City Council reverses or amends the applicable resolution or ordinance to remove or change the constraint.

Assigned fund balance – amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or recommended by the mayor/administration. There are two essential differences between committed fund balance and assigned fund balance. First, committed fund balance requires action by the City Council, whereas assigned fund balance allows that authority to be delegated to some other body or official. Second, formal action is necessary to impose, remove, or modify a constraint reflected in committed fund balance, whereas less formality is necessary in the case of assigned fund balance.

Unassigned fund balance – The General Fund, as the principal operating fund of the government, often will have net resources in excess of what can properly be classified in one of the four categories already described. If so, that surplus is presented as unassigned fund balance.

Budgetary fund balance – It is essential for the government to maintain an adequate level of working capital in certain operating funds to mitigate current and future risks and to ensure stable services and fees. The City’s budgetary fund balance calculation is based on a working capital outlook to determine current assets or resources less

liabilities that are reasonably expected to be realized in cash or consumed within one year. The City of St. Petersburg's budgetary fund balance includes the certain current balance sheet line items plus outstanding encumbrances (purchase orders) less unrealized gain and loss on investments (asset). Detail on the calculation is included in the *Budgetary Fund Balance Policies and Procedures*.

c. Fund Balance Reserve Target

- i. **The General Fund reserve target is 20% of the current year budgeted appropriations in that fund (excluding any internal transfers to other funds within the General Fund “Group of Funds”).** For purposes of determining if the target has been met, the budgetary fund balance of the General Fund “Group of Funds,” as defined in the Annual Comprehensive Financial Report, is compared with the annual appropriation. The General Fund “Group of Funds” includes; General Fund (0001), Preservation Reserve (0002), Affordable Housing (0006), Community Benefit Agreement Fund (0007), Economic Stability (0008), Assessment Revenue (1108), Art in Public Places (1901), Downtown Open Space (1902), Employment Center - 2 Open Space (1904), Revolving Energy Investment Fund (5007), Technology and Infrastructure Fund (5019), and Treasurer’s Accounts Funds (6701 and 6801), as well as any additional funds that would be included in the future General Fund for financial reporting purposes per GASB Statement No. 54. There is further established a target of ~~12%~~ 14.67% of the current year adopted General Fund appropriations which is to remain in the core General Fund budgetary fund balance. Transfers to the General Capital Improvement Fund will be excluded from the target balance calculation. Only amounts over the ~~12%~~ 14.67% budgetary fund balance may be assigned or committed. There is also established a target for the Technology and Infrastructure Fund (5019) specific to the portion of fund balance associated with PC/laptop/tablet replacement contributions from departments.
- ii. **Other governmental funds of the City do not have specified fund balance targets.** Recommended levels of committed and/or assigned fund balance will be determined on a case by case basis, based on the needs of each fund and as recommended by city officials and approved by City Council.
- iii. **Fiduciary funds do not have fund balance targets.** These funds do not represent resources available to support city activities and it would be inappropriate to establish fund balance targets.
- iv. **Proprietary funds, which include both enterprise funds and internal service funds, have fund balance targets as shown in the list on the following page.** Proprietary funds do not report fund balance amounts. However, for the purpose of setting targets, estimated fund balance amounts will be determined based on a budgetary fund balance calculation performed by the Finance Department and the calculated amounts will be compared with the established targets.

In most cases the specific targets for proprietary funds are a percentage of the annual, appropriated budget for that fund, excluding any transfer to related capital improvement funds or related replacement funds. Percentage targets can also be described in terms of a number of months of operating costs. For example, a fund balance reserve target equal to 8.3% is the same as a reserve target equal to one

month of operating expenditures; 16.7% equals two months expenditures and 25% equals three months.

A few proprietary funds have targets that are not based on annual operating costs. In those cases, there will be a notation as to what the target is based on. An example is the Equipment Replacement Fund which has a target equal to 20% of the replacement cost of the equipment in the fund. The reason for the different approach is because this fund accounts for equipment that needs to be protected from loss due to natural disaster. Additionally, the fund balance target of three insurance funds, General Liability Claims, Workers' Compensation and Health Insurance Funds, is set annually as the result of an actuarial study that looks at both short-term and long-term funding requirements. The Health Insurance Fund target will take into consideration the Florida Statutory requirement of 16.67% ~~25%~~ of the annual appropriation but is more conservative at 25% (or 90 days) as well as the value of the incurred but not reported (IBNR) claims.

Some of the enterprise funds receive an annual subsidy from the General Fund. In those cases, there is no established fund balance target for the subsidized fund. If the fund becomes self-supporting, and remains unsubsidized for three years, a fund balance target will be established.

Unless otherwise noted, the following targets are a percentage of the annual, appropriated budget.

Enterprise Funds

- *^Water Resources – 25% (8.3% in operating fund, 16.7% in water cost stabilization fund)
- Water Resources Equipment Replacement Fund – 20% of equipment replacement cost
- *^Stormwater Utility Fund – 16.7%
- Stormwater Equipment Replacement Fund – 20% of the equipment replacement cost
- ^Sanitation Operating Fund – 16.7%
- Sanitation Equipment Replacement Fund – 20% of equipment replacement cost
- Airport – no target
- *Marina – 8.3%
- *Golf Courses – 8.3%
- Jamestown – no target
- Port – no target
- Parking Fund – no target¹
- Mahaffey Theater Fund – no target¹
- Pier Fund – no target¹
- Coliseum Fund – no target¹
- Sunken Gardens Fund – 8.3%¹
- Tropicana Field Fund – no target¹

¹*These funds were reclassified from special revenue funds to enterprise funds, effective with the fiscal year 2010 financial statements and the fiscal year 2011 budget.*

- * Transfers to capital improvement fund excluded from target balance calculation.
- ^Transfers to equipment replacement fund excluded from target balance calculation.

Internal Service Funds

- Fleet Management Fund – 8.3%
- Equipment Replacement Fund – 20% of equipment replacement cost
- Municipal Office Buildings Fund – 8.3%
- Department of Technology Services – 8.3%
- Supply Management Fund – 8.3%

Health Insurance Fund – 25% ~~plus the IBNR claims.~~

Life Insurance Fund – 8.3%

General Liability Claims Fund – ~~Set annually by an actuarial study.~~ Set by the 75% confidence level of the annual actuarial study taking into consideration the annual appropriation amount of the fund.

Commercial Insurance Fund – 50%.

Workers' Compensation Fund – ~~75% of long-term liabilities~~ Set by the 75% confidence level of the annual actuarial study taking into consideration the annual appropriation amount of the fund.

Billing and Collections Fund – 8.3%

d. Stabilization Funds

Stabilization funds are a type of reserve fund maintained to offset economic downturns, natural disasters, and other unforeseen events. Governmental stabilization funds will be reported in the Annual Comprehensive Financial Report (ACFR) as committed fund balances in the appropriate fund and the level of funding will be reviewed annually by City Council. Additions to or reductions from a stabilization fund will be approved by City Council as part of the budget process or the supplemental appropriation process. Establishing the proper balances in stabilization funds will take into account risk exposure related to self-insurance and property insurance deductibles in the event of major storm damage to city assets. Transfers from stabilization funds will not be allowed if they would cause the fund to be in a deficit position. The City maintains two stabilization arrangements, the “Economic Stability Fund” and the “Water Cost Stabilization Fund”.

Permitted uses of this fund have been established by City Council with Resolution 2003-480 as amended by a new resolution adopted by City Council on August 26, 2010, by Resolution 2010-442. A portion of the balance in the Water Cost Stabilization Fund is pledged to meet two months (16.7%) of the three month (25%) fund balance reserve target established for the Water Resources Operating Fund. Permitted uses of this fund have been established by Resolution 91-549 for Revenue Bond Series 1999 as amended by Resolution 2008-257.

e. Economic Stability Fund

Balances in the Economic Stability Fund represent committed fund balances which are available for expenditure only with the approval of City Council and under the following conditions:

- i. The Economic Stability Fund may be used in the event of an estimated budget shortfall amounting to more than 2% of the most recent adopted budget. Only the amount of the shortage above 2% may be taken from the Economic Stability Fund, while other budget balancing measures will be employed to offset budget shortfalls up to and including 2%. If the 2% threshold has been met, the appropriate amount of resources to utilize from the Economic Stability Fund may take into account the economic climate, including the local unemployment rate, inflation rate, rate of personal income growth, assessed property values, and other factors as determined to be appropriate.
- ii. The Economic Stability Fund may be used in the event of damage to city property or loss of city assets due to disasters such as hurricane, tornado, flood, wind,

terrorism, public health emergency, or other catastrophic events when such an event results in a declaration of a state of emergency. Other funds of the City, such as the Equipment Replacement Funds, the Self Insurance Fund and the Technology/Infrastructure Fund will be used first, as appropriate to the circumstances, before relying on the Economic Stability Fund.

- iii. The Economic Stability Fund may be used to provide short-term (one year or less) advances, or long-term loans exceeding one-year in length, to other funds of the City for shortfalls due to economic impacts or for other purposes, as recommended by the mayor and approved by City Council. A plan for repayment of the funds will be established before any such advance or loan is made.
- iv. When economic stability funds are used for any purpose, the fund will be replenished in an amount to meet the fund balance target, either from the fund for which the resources were required or from another fund of the City, within the time frame recommended by the Mayor or City Administrator and approved by City Council.

f. Water Cost Stabilization Fund

Balances in the Water Cost Stabilization Fund represent committed fund balances which are available for expenditure only with the approval of City Council and under the conditions specified in Resolution 91-549 for Revenue Bond Series 1999 as amended by Resolution 2008-257 for the Water Cost Stabilization Fund.

g. Other General Policies

- i. The balances of each fund will be maintained by using a conservative approach in estimating revenues and expenditures/expenses, based on historical and/or projected costs.
- ii. Funds which exceed their established fund balance target by 10% or more for two consecutive years will be reviewed and, if appropriate and permitted by law, the amount over target will be transferred to the General Fund, or other fund of the City, with approval of City Council.
- iii. Funds which fall below their established fund balance target by 10% or more for two consecutive years will be reviewed by administration. If it is determined that the fund balance target level is still appropriate, a corrective action plan to restore the fund to the appropriate level will be submitted to City Council for their approval.
- iv. All fund balance targets will be reviewed annually, as part of the budget process, to determine if adjustments need to be made.

B. SPECIFIC GUIDELINES FOR INDIVIDUAL FUNDS

1. General Fund:

- a. The General Fund is the principal operating fund of the City and will account for activities that are not reported in another type of fund.

- b. It is the objective of the City to pay operating expenses of the General Fund from sources other than ad valorem taxes. Only when non-ad valorem tax sources of revenue are inadequate to support services at desired levels should ad valorem taxes be considered for assessment. Ad valorem taxes shall be allocated to cover the cost of providing public safety to the City. These revenues will first be used to fund the Police Department's annual budget with the excess (to the extent there is an excess) applied toward Fire Rescue Department's annual budget.
 - c. Service charges and fees for all General Fund services will be analyzed to ensure an appropriate proportional recovery of direct costs and overhead.
 - d. Available funds accruing in an Enterprise Fund which are not needed for working balance or future planned improvements may, at City Council's discretion, be transferred to the General Fund as an annual, budgeted return on investment or equity, except where prohibited by bond covenants or other legal requirements. This will be encouraged wherever feasible.
 - e. There may be circumstances where the City may use available resources in the General Fund in excess of the stated targets for a fiscal year to prepay future required actuarially determined City contributions to the pension plans. Such a circumstance would be advantageous when there is a decrease in market value compared to expected return, salary increases and cost of living adjustments higher than expected from the prior year plan, and updated assumptions were drivers to this increase. The strategic use of available resources in the General Fund in excess of the stated targets in a fiscal year will reduce the estimated appropriation needed in the future fiscal year.
2. Special Revenue Funds:
- a. Special revenue funds will be used to account for and report the proceeds of specific sources that are restricted, committed, or assigned to expenditure for specified purposes other than debt service or capital projects.
 - b. The Emergency Medical Services Fund will be budgeted to be fully supported by revenue from Pinellas County.
 - c. The Building Permit Special Revenue Fund will have as a target balance the average of the operating budget for the previous four fiscal years in accordance with F.S. 553.80 (which includes the changes set forth in 2019-75 Laws of Florida).
3. Capital Projects Funds:
- a. Are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition of construction of capital facilities and other capital assets.
 - b. Exclude those types of capital-related outflows financed by proprietary funds or for assets that will be held in trust for individuals, private organizations, or other governments.
4. Debt Service Funds:
- a. Are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest.
 - b. Should be used to report resources if legally mandated.

- c. Are financial resources that are being accumulated for principal and interest maturing in future years should also be reported in debt service funds.
5. Permanent Funds:
- a. Are used to account for and report resources that are restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs.
 - b. Do not include private purpose trust funds which are used to account for and report situations where the government is required to use the principal or earnings for the benefit of individuals, private organizations, or other governments.
6. Enterprise Funds:
- a. Enterprise funds will be used to account for those activities where the costs are expected to be funded substantially by external (non-city department) user fees and charges.
 - b. Enterprise funds will pay the General Fund their proportionate share of the cost of general administrative departments and a payment-in-lieu-of-taxes, which will be computed in a fashion that will relate the tax to a comparable commercial use, as limited by outstanding bond resolutions. (Public Utilities bond restrictions limit payments-in-lieu-of-taxes to fifteen percent (15%) of gross revenues).

Water Resources (water, reclaimed water, and sewer), Stormwater, Sanitation, Golf Course, Airport, and Marina, are able to produce sufficient revenue from their service charges to fully recover all direct operating costs and overhead, plus provide for debt service and major capital outlay. Initial startup of operations or specific circumstances may require an individual enterprise to be subsidized for a limited period of time; however, it is fully expected that these operations will be totally self-supporting over time and will repay any subsidy to the General Fund, as revenues permit.

- i. Service charges, rent and fee structures will be established so as to ensure recovery of all costs.
- ii. The requirements of the enterprise operating funds will include all expenses of the operations (salaries, benefits, services, commodities, and capital outlay), including allocation of general and administrative costs and payment-in-lieu-of-taxes, as well as any transfers to capital project funds, debt service funds or return on investment/equity.
- iii. A review of cost of service and rate structures for Water Resources (water, sewer, and reclaimed water), Stormwater and Sanitation charges will be performed on an annual basis. The recommended budget will set forth the cost requirements to be recovered by the service charges that will be based on the cost of services provided. The impact of such cost of services on rate schedules charged for such services shall be presented to City Council in a timely manner to allow review and analysis prior to Council approval.
- iv. Any return on equity for these operations shall be computed using a methodology similar to that used by the Florida Public Service Commission.
- v. The Airport, Port, Golf Course, and Marina fee structures will be reviewed on an annual basis and will relate to competitive rates in other local private and public operations, and to the City's operating and capital plan requirements.

- vi. As provided for in section 3, it shall be the goal of the Golf Course and Marina Enterprises to return to the General Fund an annual return on investment (ROI). This return on investment may vary in amount from year to year to assure that the necessary capital improvements are made to maintain high quality golf course and marina facilities, with needed improvements taking priority over the return on investment.
 - vii. The Jamestown fee structure will be reviewed on an annual basis and will relate to competitive rates in similar facilities, the anticipated level of federal assistance to tenants, and to the City's operating and capital plan requirements.
 - viii. The Parking Fund shall be used to account for operating revenue and expenditures, and capital outlay and debt service transfer requirements, associated with city parking assets. Any funds not required for these purposes may be transferred to the General Fund.
 - ix. The Mahaffey Theater, Pier, Sunken Gardens, Tropicana Field, Coliseum, Port, and Jamestown Funds will be used to account for operating revenues, expenditures, and capital outlay associated with operating these facilities. The income generated by these facilities may not cover their costs and the shortfalls will require transfers from the General Operating Fund.
7. Internal Service Funds
- a. Internal service funds will be used to account for the cost of providing specific goods or services to city departments where those services can reasonably be apportioned to the users on a cost-reimbursement basis.
 - b. Charges to departments for internal services rendered will be sufficient to cover the total cost of performing services on an efficient basis. Rates or rate schedules for such charges shall be presented to City Council prior to planned date of implementation and shall be accompanied by an analysis and justification.
 - c. Included in the cost of furnishing services will be the replacement of equipment considering inflationary cost factors.
8. Funds which are subsidized by the General Fund may be excused from paying general and administrative charges (G&A) and/or payment in lieu of taxes (PILOT), at the discretion of management, until the time that such funds would become self-supporting.

III. FISCAL POLICY ON INVESTMENTS

A. GENERAL GUIDELINES

The deposit and investment of all city monies is governed to the extent permitted by Section 2-102 and 2-104 of the City Code, and in accordance with the Restated City of St. Petersburg Investment Policy for Municipal Funds and the Alternate Investment Policy (Preservation Reserve Fund, Weeki Wachee Fund, Environmental Preservation Fund, Water Cost Stabilization Fund). The policies were prepared in accordance with Chapter 218.415, Florida Statutes, which governs the City's investment activities. The policies are included as part of the overall City's Fiscal Policies.

IV. FISCAL POLICY FOR CAPITAL EXPENDITURES AND DEBT FINANCING

A. ALL FUNDS

1. Revenue
 - a. Revenue projections for the one-year capital improvement program budget and five-year Capital Improvement Program Plan shall be based on conservative assumptions of dedicated fees and taxes, future earnings, and bond market conditions.
2. Requirements
 - a. Capital projects shall be justified in relation to the applicable elements of the City's Comprehensive Plan.
 - b. Estimated requirements for capital projects shall include all costs reasonably associated with the completion of the project and shall take into consideration both life cycle costs as well as the initial cost where appropriate.
 - c. The impact of each project on the operating revenues and requirements of the City shall be analyzed as required by the General Fiscal Policy stated above.
 - d. Consistent with IRS regulations, timeframes for debt repayment will not exceed the average life of improvements.
3. Long Term Debt: Annual debt service payments will be level over the life of a bond issue, unless fiscal or other constraints dictate an alternative approach. A policy of full disclosure will be followed in all financial reports and official statements for debt.
4. Medium Term Debt: Lease-purchase methods, bonds or other debt instruments may be used as a medium-term (4 to 10 years) method of borrowing for the financing of vehicles, other specialized types of equipment, or other capital improvements. The equipment or improvement must have an expected life of more than four years. The City will determine and utilize the least costly financing methods available. Such debt arrangements will be repaid within the expected life of the equipment or improvement acquired.
5. Short Term Debt: Short-term borrowing may be utilized for temporary funding of anticipated tax revenues, anticipated grant payments, anticipated bond proceeds, or other expected revenues. Anticipated funding is defined as an assured source with the anticipated amount based on conservative estimates. Such borrowing may utilize a short-term note maturing before the end of the current appropriation period. Other short-term debt, such as tax-exempt commercial paper, bond anticipation notes, tax anticipation notes, or grant anticipation notes, may be used when it provides immediate financing and an interest advantage, or delays long-term debt until market conditions are more favorable. The City will determine and utilize the least costly method for short-term borrowing. Short-term debt may be refunded in accordance with applicable federal laws.

B. SPECIFIC GUIDELINES

1. General Capital Improvements: General capital improvements, or those improvements not related to municipally owned enterprises, shall be funded from Governmental Fund revenues or fund balances, the sale of revenue bonds or general obligation bonds, and from special revenues, assessments, and grants.

- a. Pay-As-You-Go Capital Improvements: Pay-as-you-go capital improvements shall be funded from Governmental Fund revenues or fund balances, state and federal grants, special assessments, or other sources of revenue which may become available to the City. In the case of special assessments, abutting property owners shall pay for local neighborhood improvements, unless exempted by City Council. Major capital projects related to the delivery of general public services shall be paid from general purpose revenues.

The one-cent infrastructure sales surtax, approved by referendum in November 1989 and approved for second and third ten-year periods in March 1997 and March 2007, shall be used on a pay-as-you-go basis. The City will strive to allocate the sales surtax funds in approximately the same proportions as presented in the 1989, 1997, and 2007 referendum materials.

On November 7, 2017, the voters of Pinellas County reauthorized the Penny for Pinellas for a fourth ten-year period covering the years 2020 – 2030. Prior to the election, City Council debated and approved an updated allocation of future Penny for Pinellas resources. This updated allocation reflects the changing infrastructure needs from past rounds of Penny for Pinellas. The primary focus is on the core infrastructure of the City to include improvements to underground wastewater pipes, bridges, street and roads as well as sidewalks and seawalls. During the fourth round (2020 – 2030) the allocation of local option state sales surtax dollars will be made in the following general proportions:

Public Safety Improvements:	4.36 – 6.52%
Citywide Infrastructure Improvements:	73.77 – 84%
Recreation & Culture:	9.82 – 17.67%
City Facility Improvements:	1.25 – 2.61%

It is recognized that the allocation of funds in any given year of the program may vary significantly from these parameters due to prioritization and scheduling of projects, and that an amendment of these percentages may be needed to address any of the following factors, alone or in combination: changes or clarifications to applicable law, changing needs or priorities of the community, fluctuations in the actual amount of proceeds from the Penny Program, or availability of other sources of infrastructure funding.

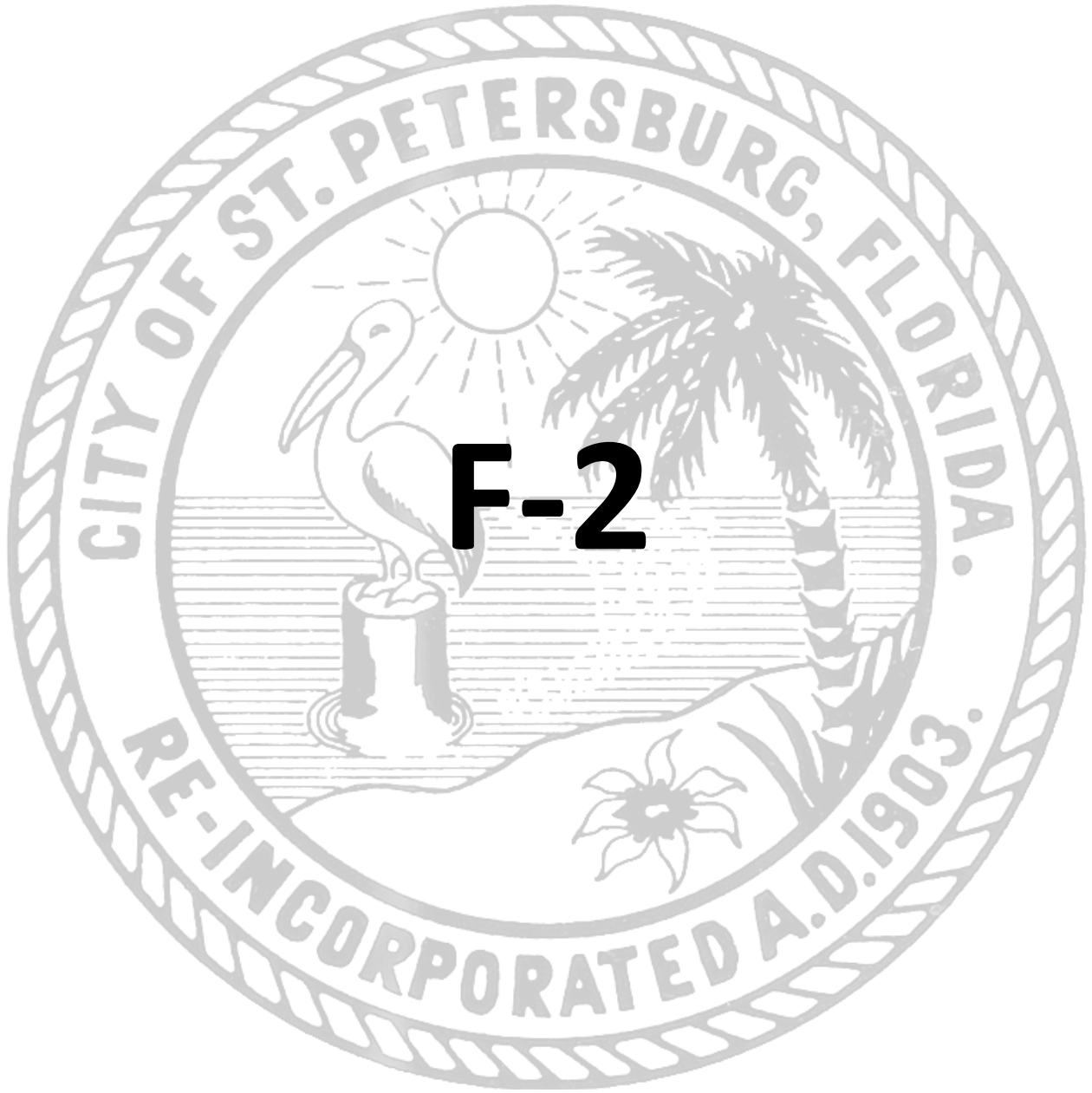
- b. Special Assessments: When special assessments are used for general capital improvements, demolitions, lot clearing, or reclaimed water system extensions, the interest rate charged will be established by City Council consistent with state law.
- c. Revenue Bond Debt Limit: Sale of revenue bonds shall be limited to that amount which can be supported from non-ad valorem revenues, including covenant revenue debt. The total net annual governmental revenue bond debt service shall not exceed 25% of the total governmental purpose revenue and other funds available for such debt service, less all ad valorem tax revenues. Net annual debt service shall be gross annual debt service less estimated interest on debt service reserve accounts and funds from other governmental units designated for payment of such debt service.

- d. Private Activity Revenue Bonds: Private activity revenue bonds will be limited to the issuing authority of the St. Petersburg Health Facilities Authority. The St. Petersburg Health Facilities Authority will review all bond applications and submit a recommendation to the City Council. The City and its Health Facility Authority will not be obligated either directly or indirectly for any debt service requirements.
2. Enterprise Capital Improvements:
 - a. Pay-as-you-go Improvements: Enterprise funds should support needed capital improvements on a pay-as-you-go basis to the greatest extent possible, except where analysis shows that it is in the City's best interest to issue debt for such improvements. Water Resources funds pay-as-you-go projects in accordance with the minimum bond covenant requirement and current fiscal policies. As initiated in its FY18 Utility Rate Study, the City's Public Utility shall set a target for funding utility capital improvements of 50% cash and other resources and 50% bond funding. This target has been met. ~~The annual rate study for FY21 was a 40% cash and other resources and 60% bond funding ratio, which shall be reviewed as part of the annual rate study to increase to the 50/50 target.~~
 - b. Revenue Bond Debt Limit: Enterprise revenue bonds shall be used to finance revenue-producing capital facilities of the enterprise fund. Bond coverage will be provided from the enterprise revenue sources and may include General Fund revenue support. The City's Public Utilities revenue debt contains a minimum coverage requirement of 1.15 of net revenues (as defined in the bond documents), and the City uses a target of 2.0 net revenue coverage as a goal in its rate studies.
 - c. State Revolving Loan Fund: The Water Resources Fund has available a state-funded, below-market interest rate loan pool. This pool may be used whenever its use is feasible and in the best interest of the City.
 3. Debt Issuance:
 - a. The sale of debt shall be on a competitive basis if prudent. General and Non-general obligation debt financings may be sold on a negotiated basis if it is found that the sale by negotiation provides significant cost or other advantages.
 - b. Agreements with commercial banks or other financial entities may be entered into for purposes of acquiring lines of credit that will provide access to credit under terms and conditions judged prudent and advantageous.
 - c. Tax or Revenue Anticipation Notes will not be issued to fund operations. Cash will be managed in a fashion that will lessen the need for borrowing to meet working capital needs.
 - d. When financing a project, Bond Anticipation Notes may be issued if such notes will result in a financial benefit. Revenue bonds will be used whenever possible to finance public improvements which can be shown to be self-supported by dedicated revenue sources and needed for the infrastructure and economic development.
 - e. Tax-exempt commercial paper or variable rate demand notes may be issued when their use is judged prudent and advantageous. Careful consideration shall be used for any variable rate debt financing and would only be utilized when an independent financial advisor makes the recommendation in writing.

- i. Economic and cash flow projections for variable rate issues shall be calculated at the then applicable fixed rate.
 - ii. Total variable rate debt shall be limited to 5 percent of total debt outstanding.
 - iii. At least twice each year, an analysis of each outstanding variable rate bond issue shall be undertaken to determine the advisability of converting the issue to fixed-rate debt.
 - iv. Variable rate bonds shall be structured to protect against loss.
 - v. The City should avoid any complex financing instruments involving variable debt.
- f. Lease purchase or borrowing of funds to acquire assets will be considered appropriate only if it involves a major conversion from which the cost saving benefits will accrue in future years during the useful life of assets acquired by such methods. The lease approval checklist is available from the Finance Department and the department requesting a lease purchase or the borrowing of funds to acquire assets is required to complete such checklist. The Chief Financial Officer or her designee will review the completed checklist to determine if the lease agreement, as a debt instrument, or the borrowing of funds to acquire assets is prudent and advantageous for the City. Written approval from the Chief Financial Officer or her designee (along with all other required approvals) must be obtained before the City can execute (i) a lease agreement, as a debt instrument, in which the City is the lessee or (ii) loan document to borrow funds in order to acquire assets.
4. Debt Compliance:
- a. Any debt issued by the City through this policy is also subject to the City's Post-Issuance Compliance Policy for Tax-Exempt Bonds which addresses tax reporting and other tax compliance matters relating to City issued debt instruments, as well as the Policies and Procedures Relating to Primary and Continuing Disclosure Obligations Incurred in Connection with the Issuance of Public Debt.
 - b. The Chief Financial Officer shall monitor debt compliance related matters on an annual basis as part of the City's overall financial audit and prepare a separate Debt Supplement Report that includes all debt obligations and any required disclosures.

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to sell real property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, Florida to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company, for the purchase price of \$10,000,000.00; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this transaction including, but not limited to, the agreement for sale and purchase, restrictive covenant, easement agreement, and termination and release agreement to effectuate the termination of the lease agreement between the City and Peninsula Motor Club, Inc. dated May 21, 1987 (as assigned) (“Parking Lease”); approving a transfer in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the interfund loan pursuant to Resolution 2024-28 for the Deuces T/H & Comm Development Project; approving a transfer in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for future affordable housing capital projects; and providing an effective date.

Please scroll down to view the backup material.



F-2

ST. PETERSBURG CITY COUNCIL

Meeting of September 12, 2024

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

SUBJECT: A resolution authorizing the Mayor, or his designee, to sell real property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company, for the contract price of \$10,000,000.00; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this transaction including but not limited to, the agreement for sale and purchase, restrictive covenant, easement agreement, and termination and release agreement to effectuate the termination of the lease agreement between the City and Peninsula Motor Club, Inc. dated May 21, 1987; approving a transfer in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the short-term loan for the Deuces T/H & Comm Development Project; approving a transfer in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for future housing capital projects; and providing an effective date.

BACKGROUND: In April 1981, the City of St. Petersburg ("City") acquired property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg ("Property").

On March 18, 1982, City Council approved Ordinance No. 557-F, authorizing a community redevelopment plan of the City of St. Petersburg Community Redevelopment Agency, with said plan also being known as the Intown Redevelopment Plan ("IRP"), to redevelop property within the Intown Redevelopment Plan Area ("Plan Area"), of which the Property is a part of.

On September 20, 1984, City Council approved Vacation Ordinance No. 480-V, vacating a portion of the 2nd Avenue South right-of-way between 8th Street South and 9th Street South ("Vacation"), of which Vacation immediately abuts the Property to the north. As a condition of the Vacation, portions of the vacated right-of-way segments, the Property, and the City-owned property located on the north side of the Vacation were re-platted, defined as Lots 1 thru 3, Block 1, WEBB CITY REPLAT.

Pursuant to the Intown Redevelopment Plan, on June 14, 1985, City Council approved Resolution No. 85-409, authorizing the City to enter into a development agreement with Morris Developments, Inc, a Texas corporation, ("Morris"), dated January 31, 1986 ("Morris Agreement"), as subsequently amended, for the conveyance and redevelopment of City-owned property within the Plan Area, which included the Property.

In 1986, the City and Peninsula Motor Club, Inc., a Florida corporation ("Peninsula"), had a mutual desire to ensure that Peninsula secured a location within the downtown St. Petersburg area to serve as Peninsula's Pinellas County base of operations. Subsequently, Peninsula identified the property located at 800 - 2nd Avenue South, St. Petersburg, to serve as their new location, subject to Peninsula securing parking spaces within the Plan Area.

On March 12, 1987, City Council approved Resolution No. 87-222, authorizing a second amendment to the Morris Agreement to allow Morris to enter into a lease agreement with Peninsula, dated May 21, 1987 ("Parking Lease"), as subsequently assigned, to accommodate Peninsula's parking needs.

In March 1991, the Morris Agreement automatically terminated due to Morris's failure to meet the terms and conditions of the agreement. As a result of the termination, the City, as the fee simple owner of the Property, became the lessor of the Parking Lease, which includes the following terms and conditions:

- 99-year Lease term, commencing on October 1, 1987, and expiring on September 30, 2086.
- Tenant to pay rent in the current amount of \$21,068.40 annually, payable in equal monthly installments of \$1,755.70, plus applicable sales tax. The rent is subject to adjustment every five (5) years in accordance with the percentage change of the Consumer Price Index.
- Tenant is responsible for all maintenance and repairs associated with the premises.
- The City is responsible for paying annual property taxes, with the most recent tax bill for 2023 paid in the amount of \$56,426.69.

In November 2021, the City obtained two (2) appraisals to determine the market value of the Property, resulting in Dick Tobias, MAI, Tobias Realty Advisors, determining the market value of the Property to be \$245,000 for the leased fee interest. Lynwood Gilbert, Jr., MAI, Urban Realty Solutions, determined the market value of the Property to be \$250,000 for the leased fee interest (collectively "2021 Appraisals"). The 2021 Appraisals did not contemplate the value of the Property based on the City's retention of air rights pursuant to the Parking Lease.

In November 2022, TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("TLP") acquired the property at 800 - 2nd Avenue South ("TLP Property") from United Insurance Holdings Corp, which was the prior tenant under the Parking Lease. Upon the conveyance of the TLP Property, the Parking Lease was assigned to TLP, with TLP assuming all responsibilities as the tenant.

In March 2023, the City received an unsolicited offer from Third Lake Partners, an affiliated entity of TLP, to acquire the Property. In response to the unsolicited offer from TLP and in accordance with the Community Redevelopment Area ("CRA") guidelines for the disposition of City property within a CRA, the City advertised a 30-day notice of its intent to sell the Property and invite alternative proposals due to the Property being located within the Plan Area. Upon the expiration of the 30-day notice on May 31, 2023, the City received one (1) alternative proposal from Alexander Goshen.

In May 2023, the City obtained two (2) appraisals to determine the market value of the Property, resulting in Wesley Sanders, MAI, Entreken and Associates, determining the market value of the Property to be \$17,940,000 for the unencumbered fee simple interest, and \$16,385,000 for the leased fee interest. Dick Tobias, MAI, Tobias Realty Advisors, determined the market value of the Property to be \$17,965,000 for the unencumbered fee simple interest and \$15,000,000 for the leased fee interest (collectively, "2023 Appraisals"). The 2023 appraisals contemplated a value of the Property based on the City's retention of air rights, pursuant to the Parking Lease.

Subsequently, the City and TLP negotiated the terms and conditions of an Agreement for Sale and Purchase ("Purchase Agreement") for the Property, more particularly described as follows:

Description: Lot 3, Block 1, WEBB CITY REPLAT, according to the map or plat thereof, recorded at Plat Book 90, Page 74, in the Public Records of Pinellas County, Florida.

Together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, recorded on O.R. Book 5858, Page 2064, of the public records of Pinellas County, Florida.

Pinellas County I.D. No.: A portion of 19/31/17/95365/001/0010

Property Size: ±1.50 Acres

Zoning: DC-1 Downtown Center

The Purchase Agreement includes the following terms and conditions:

- Sale Price: \$10,000,000.00
- Escrow Deposit: TLP shall deposit \$100,000 as an escrow deposit within five (5) days from the effective date of the Purchase Agreement.
- Due Diligence: TLP shall have up to ninety (90) days from the effective date of the Purchase Agreement to perform surveys, inspections and studies on the Property.
- Closing Date: The closing and conveyance of the Property shall occur within thirty (30) days from the expiration of the due diligence period.
- Costs to TLP: TLP shall be responsible for paying the documentary stamp taxes on the deed, title commitment, title insurance, survey, closing fees and recording of the deed.
- Costs to City: The City shall be responsible for recording fees and other charges, if any, for recording corrective instruments.

Due to the vacated 2nd Avenue South right-of-way anticipated to be a main thoroughfare into the Historic Gas Plant Development, as a condition of the sale and conveyance of the Property, TLP shall grant an easement to the City for public ingress and egress on, over and across the south half of the vacated portion of 2nd Avenue South (a) abutting the north side of the Property and (b) abutting the north side of the adjacent TLP Property, ("Easement Agreement") (collectively "Second Avenue Parcel"). The Easement Agreement shall allow the City to make improvements to the right-of-way until such time as the Second Avenue Parcel is dedicated as a public right-of-way.

At the time of or prior to the sale and conveyance of the Property, the City shall record a restrictive covenant ("Restrictive Covenant") on the Property requiring the following: (a) TLP to construct a mixed-use development on the Property, which may include but shall not be limited to residential, office, retail, and hotel uses ("Project"); (b) TLP shall commence construction on the Property within five (5) years after the Restrictive Covenant is recorded; (c) TLP shall pay liquidated damages in the amount of Four Thousand One Hundred Sixty-six dollars and Sixty-seven cents (\$4,166.67) for each

month of delay in the commencement of construction of the Project; and (d) upon the commencement of construction of the Project, TLP shall dedicate a public right-of-way on, over, and across the entire Second Avenue Parcel, unless the Mayor and TLP otherwise agree in writing before commencement of construction of the Project to substitute an easement in lieu of the granting of a portion of the public right-of-way.

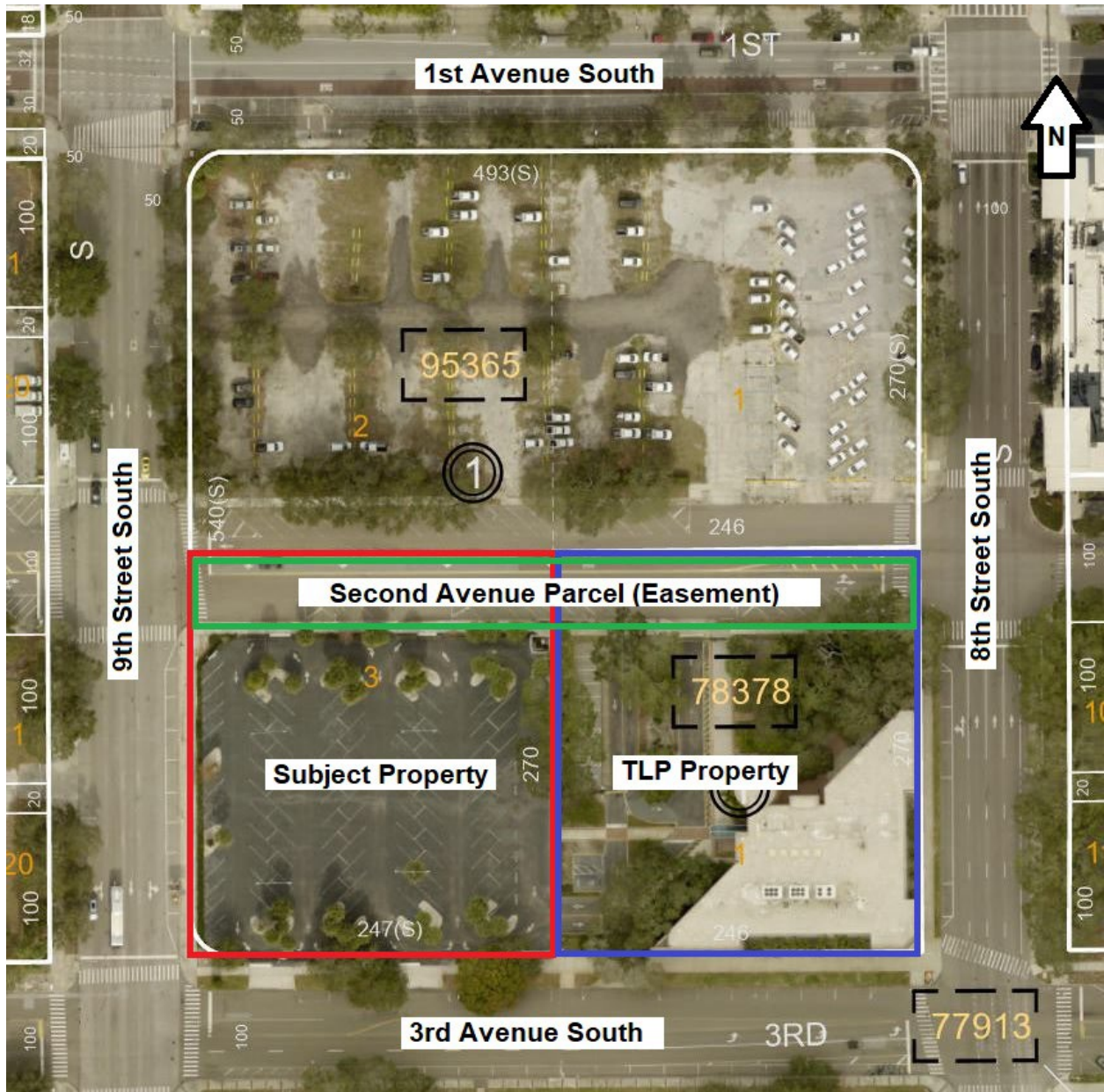
The sale and conveyance of the Property to TLP at the proposed purchase price was determined to be fair value by the City, due to several factors which include the following: (a) the obligation of the City or City's successors in ownership to provide ninety (90) ground level parking spaces on the Property to TLP or TLP's successors in ownership of the TLP Property, until the expiration of the Parking Lease in September 30, 2086; (b) the terms and conditions of the Parking Lease impact the options for vertical development of the Property by requiring the parking spaces to be provided at ground level; (c) the property tax liability incurred by the City or any successor in fee simple ownership of the Property exceeds the rental income; (d) TLP is granting an Easement Agreement in favor of the City for ingress and egress over and across the Second Avenue Parcel, of which approximately half of the Second Avenue Parcel is currently owned in fee simple by TLP; and (e) TLP is required to dedicate the Second Avenue Parcel as a public right-of-way upon the commencement of construction of their Project, to ensure the 2nd Avenue South can be utilized as a main thoroughfare into the Historic Gas Plant development.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to sell real property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company, for the contract price of \$10,000,000.00; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this transaction including but not limited to, the agreement for sale and purchase, restrictive covenant, easement agreement, and termination and release agreement to effectuate the termination of the lease agreement between the City and Peninsula Motor Club, Inc. dated May 21, 1987; approving a transfer in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the short-term loan for the Deuces T/H & Comm Development Project; approving a transfer in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for future housing capital projects; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues in the amount of \$10,000,000 are to be received from TLP RE MF III-IV Saint Petersburg I Owner, LLC and deposited into the General Fund (0001). These revenues will be used to repay the short-term loan from the Economic Stability Fund (0008) to the General Fund (0001) for the Deuces T/H & Comm Development Project and fund future housing capital improvement projects. Funding will be available for these uses after the approval of transfers in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the short-term loan for the Deuces T/H & Comm Development Project and in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for affordable housing capital projects.

ATTACHMENTS: Illustration, Agreement for Sale and Purchase, and Resolution

ILLUSTRATION



**AGREEMENT FOR SALE AND PURCHASE
CITY AS SELLER**

THIS AGREEMENT FOR SALE AND PURCHASE ("Agreement") by and between the City of St. Petersburg, Florida, a municipal corporation existing by and under the laws of the State of Florida, ("**City**") and TLP RE MF III-VI Saint Petersburg I Owner, LLC, a Delaware limited liability company ("**Buyer**"), (collectively "**Parties**").

WITNESSETH

NOW THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration described herein, the receipt and adequacy of which is hereby acknowledged and of the promises and covenants contained herein the Parties hereto agree Buyer will buy and the City will sell the real property ("**Property**") described in **Exhibit "A"** that is attached hereto and is made a part hereof upon the following terms and conditions:

1. **PURCHASE PRICE**.....**\$10,000,000.00**

plus closing costs payable by locally drawn check, certified funds or wire transfer at closing, subject to credits, adjustments and prorations as provided under this Agreement.

2. **EFFECTIVE DATE; FACSIMILE**. The effective date of this Agreement ("**Effective Date**") is the date the Mayor or his designee signs this Agreement. The City will provide a fully executed copy of this Agreement to Buyer within five (5) business days after the Effective Date. A facsimile copy or electronic transmission of this Agreement and any signatures thereon shall be considered for all purposes as originals.

3. **DEPOSIT**.....**\$100,000.00**

Buyer must deposit \$100,000.00, as an escrow deposit ("**Escrow Deposit**"), to be held by First American Title Insurance Company, attn.: Sean Sanford, 4830 West Kennedy Blvd. Suite 885, Tampa, FL 33609 (ssanford@firstam.com), which company will serve as the "**Escrow Agent**" pursuant to the terms of this Agreement. The Buyer must deposit the Escrow Deposit with the Escrow Agent within five (5) business days after the Effective Date and provide evidence of such deposit to the City within two (2) business days after such deposit. The Escrow Deposit is non-refundable upon the expiration of the Due Diligence Period (as defined herein), except in the event of a default by City or failure of a condition of this Agreement to be satisfied by City resulting in a termination by Buyer after prior written notice from the Buyer to the City and fifteen (15) business days for the City to cure such default or failure. The Escrow Deposit will be applied to the Purchase Price at closing.

4. **NO WARRANTIES; TITLE EVIDENCE; BUYER WAIVER; ESCHEAT**. The City makes no warranties as to marketable title, except as set forth in the Deed (as defined herein) and except for those representation and warranties provided in Paragraphs 12, 14, 22, and 33 of this Agreement. Buyer may, in accordance with the terms and conditions of Section 18 (Evidence of Title) of this Agreement, purchase a title insurance commitment and, at closing, an owner's policy of title insurance. If Buyer fails to comply with Paragraph 18 of this Agreement, such non-compliance will constitute a waiver of Buyer's rights under the terms and conditions of this Agreement and acceptance of the title as it then is.

5. **SURVEY.** Buyer, within the Due Diligence Period, may have the Property surveyed and an ALTA/NSPS survey prepared and certified to Buyer, City, and the Title Company by a Registered Florida Land Surveyor ("**Survey**"). If the Survey shows any failure of the legal description to close, encroachment(s) on the Property or improvements located on the Property encroaching on setback lines, easements, lands of others or violate any restrictions, agreement, easement, covenants or applicable governmental regulation(s), or any other matter appearing in the Commitment (as defined herein) to which Buyer objects, the same will constitute a title defect, and Buyer will have the same rights and obligations as are provided for Buyer's review and examination of the Commitment in Paragraph 4 above.

6. **EXPENSES.** Buyer must pay State Documentary Stamps on the Deed, title commitment fee, title insurance premium, search, and examination fees, closing fees, the cost of the Survey, and the cost to record the Deed. The City is responsible for paying any recording fee and other fee(s) or charge(s), if any, for recording corrective instruments- (such fee(s) or charge(s) do not include Buyer's attorneys' fees). Buyer and the City must each pay their respective attorneys' fees.

7. **CONVEYANCE INSTRUMENT.** The City will convey title to the Property by special warranty deed ("**Deed**"), subject only to the exceptions described in Paragraph 10, below and any defects or encumbrances (not including liquidated liens) disclosed by the Commitment that have not been cured or removed according to the underwriting standards of the Title Company (as defined herein).

8. **CITY APPROVAL.** Subject to approval by the St. Petersburg City Council, the intent of the Parties is that this Agreement constitutes an irrevocable offer for Buyer to buy the Property from the City within thirty (30) days after expiration of the Due Diligence Period, unless extended by other provisions of this Agreement.

9. **CLOSING DATE; POSSESSION.** This transaction will be closed and the Deed, Easement Agreement (as defined in Paragraph 20 below) and other closing papers delivered within thirty (30) days after the expiration of the Due Diligence Period ("**Closing Date**"), unless extended by other provisions of this Agreement. Full and exclusive possession will be granted to Buyer on the Closing Date.

10. **RESTRICTIONS; EASEMENTS; LIMITATIONS.** Buyer must take title subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, public utility easements of record, the Restrictive Covenant (as defined herein), and taxes for year of closing (not yet due and payable) and subsequent years.

11. **TIME.** Time is of the essence in this Agreement. Notwithstanding anything herein to the contrary, by mutual written agreement of the Parties, the Mayor or his designee is authorized to extend any time period or deadline contained herein, provided that no date may be extended longer than 90 days.

12. **FEES/COMMISSIONS.** The Parties warrant to each other that there is no broker or other individual entitled to any commission by reason of the sale hereunder.

13. **APPLICABLE LAWS AND VENUE.** This Agreement shall be governed by and be interpreted in accordance with the laws of the State of Florida. Venue for state court actions shall be in Pinellas County, St. Petersburg Division. Venue for federal court actions shall be in the Middle District of Florida, Tampa Division, unless a division is created in St. Petersburg, or Pinellas County, in which case the action shall be brought in that division. Each party waives any defense of improper or inconvenient venue as to either court and consents to personal jurisdiction in either court.

14. **DUE AUTHORITY.** Each party to this Agreement that is not a natural person represents and warrants to the other party(ies) that (i) it is duly organized, qualified and existing entity under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person(s) executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

15. **ENVIRONMENTAL CONCERNS.** The City will not be responsible for any environmental problems attributable to the Property. Any environmental problem or condition is the sole responsibility of Buyer. During the Due Diligence Period, Buyer, at Buyer's sole option and expense, may perform a Phase I Environmental Audit or any more extensive or intensive environmental assessment, testing, or investigation that Buyer may desire; provided, however, that Buyer must promptly restore any damage to the Property resulting from any of the foregoing. If Buyer determines that the Property is environmentally unacceptable (including but not limited to violations of applicable laws), Buyer will have the right to terminate this Agreement upon notice in accordance with this Agreement to the City any time prior to the expiration of the Due Diligence Period, whereupon this Agreement will automatically terminate and all further obligations of the Parties under this Agreement will terminate, except those obligations that survive termination.

16. **RADON GAS.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County public health unit. If Buyer determines that Radon gas emissions from the Property exist in quantities that either violate applicable laws or create potential health or safety risks, such determination will give to Buyer the same rights as the determination of an environmental problem or condition in Paragraph 15 above.

17. **BUYER DUE DILIGENCE.** Buyer will have up to ninety (90) calendar days from the Effective Date to enter upon the Property and perform its inspections (through its employees, agents, contractors, and professional consultants), including environmental assessments and inspections, obtain a Survey, perform other tests and inspections, and review documents pertaining to the Property ("**Due Diligence Period**"). In furtherance of Buyer's investigations and inspections, within ten (10) business days after the Effective Date, the Real Estate and Property Management Director (or his designee) will deliver to Buyer one copy of any documents in the possession of the Real Estate and Property Management Department. The Property is being sold in "AS IS" condition with all faults and Buyer accepts the Property in its condition as of the day

of closing. Buyer acknowledges that the City is making no representations or warranties of any type, either expressed or implied, with respect to any zoning or intended use of the Property by Buyer, or Buyer's successors or assigns. Buyer expressly waives any claims against the City, its employees, and elected and appointed officials for any defects which may exist or be discovered by Buyer. Buyer acknowledges that the City makes no representations or warranties of any type, either express or implied, with respect to any legal encumbrances or restrictions ("**Encumbrances**") on the Property of any kind and waives any and all claims against the City, its employees, and elected and appointment officials resulting from or arising out of any Encumbrances. Any disclaimer by the City of specific representations and warranties enumerated herein will not be interpreted as a limitation on the general disclaimer of representations and warranties by the City also contained herein. Prior to the expiration of the Due Diligence Period, Buyer, in its sole discretion and for any or no reason, will have the right to notify City if it elects not to proceed with the transaction and terminates this Agreement, by written notice to City, whereupon this Agreement will terminate, the Escrow Deposit paid will be promptly refunded to Buyer by Escrow Agent, and all further rights obligations of the Parties under this Agreement will terminate, except those obligations that expressly survive termination.

18. **EVIDENCE OF TITLE.** Buyer may purchase a title insurance commitment ("**Commitment**") for an ALTA owner's policy of title insurance (Form 2021 with Florida Modifications), issued by the Escrow Agent ("**Title Company**"), agreeing to issue to Buyer upon recording of the Deed to Buyer, an owner's policy of title insurance in the amount of the Purchase Price insuring Buyer's title to the Property. Buyer shall, within fifteen (15) days of receipt of the Commitment, and no later than thirty (30) days prior to the Closing Date, notify the City in writing specifying defect(s). If the defect(s) render title unmarketable (marketable title shall be determined according to applicable Title Standards in accordance with Florida law) Buyer will have the option of either (a) accepting the title as it then, (b) endeavoring to cure the title defect(s), with the cooperation of City (provided that Buyer pays all costs and expenses in connection with such cure), during a period not to exceed the last day of the Due Diligence Period, or (c) terminating this Agreement upon notice in accordance with Agreement to the City, whereupon this Agreement will automatically terminate and all further obligations of the Parties under this Agreement will terminate, except those obligations that survive termination. Notwithstanding the foregoing, however, any liquidated judgment, liens or other matters encumbering the Property which can be cured by payment of money may be paid by City, in its sole and absolute discretion at or prior to closing, or the City will have the option of terminating this Agreement upon notice in accordance with Agreement to Buyer, whereupon this Agreement will automatically terminate and all further obligations of the Parties under this Agreement will terminate, except those obligations that survive termination.

19. **RESTRICTIVE COVENANT.** At the time of closing and prior to the transfer of the Property, the City will record a restrictive covenant ("**Restrictive Covenant**") to be in substantially the form set forth in **Exhibit "B"**, attached herein. The Restrictive Covenant will include a requirement for Buyer to commence construction on the Property within five (5) years after the Restrictive Covenant is recorded with the Clerk of Court of Pinellas County and provide for liquidated damages to the City in accordance with the terms provided therein. "Commencement of construction" means the physical pouring of concrete pilings and footers necessary for the vertical construction of improvements.

20. 2ND AVENUE SOUTH FUTURE RIGHT-OF-WAY, GRANT OF EASEMENT AT CLOSING; OTHER REQUIREMENTS.

A. As a condition of the sale and conveyance of the Property, the Buyer, at or prior to closing will grant to the City an easement for public ingress, egress, and access, in recordable form, additional to any existing platted drainage and utility easements in favor of the City, which will include sketches and legal descriptions of the Second Avenue Parcel, as hereinafter defined (“**Easement Agreement**”), on, over, and across the vacated portion of Second Avenue (a) abutting the Property on the north side and (b) abutting the north side of the adjacent, improved parcel owned by Buyer lying to the east, such easement area being described as follows: the southerly one-half of the vacated 2nd Avenue South right-of-way pursuant to Vacation Ordinance No. 480-V, recorded in OR Book 5858, Page 2064, of the public records of Pinellas County, Florida, said portion of vacated right-of-way being generally located and abutting the north boundary of the Property and the north boundary of Lot 1, Block 1, CITY OF ST. PETERSBURG BLOCK 49 PARTIAL REPLAT, according to map or plat thereof, recorded in Plat Book 85, Page 67, of the Public Records of Pinellas County, Florida (collectively, the “**Second Avenue Parcel**”). The Easement Agreement will contain the provisions of subsections B., C., and E. below.

B. The City represents and agrees that, for the purposes of interpreting St. Petersburg City Code Section **16.60.010.5.c.**, the Easement Agreement does not create a public right-of-way or dedicated street; therefore, the floor area ratio for any future development proposal on the Property, or the adjacent, improved parcel owned by Buyer lying to the east (i.e., parcel I.D. 19-31-17-78378-001-0010) (“**Existing Property**”), will be calculated using the total land area of the Second Avenue Parcel.

C. The Easement Agreement will include provisions requiring the City to cause all third-party City contractors who are engaged in or performing work within the Second Avenue Parcel to (i) name the Buyer as additional insured to any insurance policies to which the City is required to be named as additional insured and (ii) to indemnify the Buyer to the same extent as the City until such time as the Buyer grants to the City the public right-of-way on, over and across the entire Second Avenue Parcel as described in the Restrictive Covenant.

D. Upon Buyer’s commencement of construction of improvements to the Property (as defined in the Restrictive Covenant), Buyer will grant to the City a public right-of-way on, over, and across the entire Second Avenue Parcel. Before Buyer’s commencement of construction, the Mayor and Buyer may agree, in writing, to substitute an easement in lieu of the granting of a portion of the public right-of-way based on future design of public improvements.

E. The City and Buyer agree to cooperate and use collaborative, commercially reasonable efforts, in connection with the coordinated planning, design, engineering, and construction (including construction progress and critical path scheduling) of any future improvements to the Second Avenue Parcel, including, without limitation, utility work, street parking re-design, road resurfacing, re-striping and other road improvements. The City agrees to consider the Buyer’s planned development of the Property and the Existing Property in the planning, design and construction of any City 2nd Avenue South road improvements. If future improvements are proposed, the City and the Buyer will use commercially reasonable efforts to complete such improvements no later than December 2027.

F. The provisions of this Paragraph 20 are a material inducement to Buyer's decision to purchase the Property and will survive the closing and delivery of the Deed to the Property.

21. **NO LIENS.** As of the Closing Date, Buyer will be free of any delinquent property taxes owed on Property and liens owed to the City, which may include special assessment, code and utility liens. This provision may include any liens associated with Property accepted and included in the City's Special Assessment Lien Modification Program.

22. **INGRESS AND EGRESS.** The City warrants and represents that there is legal ingress and egress to the Property.

23. **PLACE OF CLOSING.** Closing shall be held at the City's Municipal Services Center, One - 4th Street North, St. Petersburg, Florida, or a location mutually agreed upon by the Parties in writing.

24. **TIME PERIODS.** Time periods herein of less than (six) 6 days shall, in the computation, exclude Saturdays, Sundays, and state and national legal holidays, and any time period provided for herein which shall end on Saturday, Sunday, or a legal holiday shall extend to 5:00 p.m. of the next business day.

25. **DOCUMENTS FOR CLOSING.** The City will furnish the Deed, bill of sale (if applicable), corrective instruments, an affidavit against liens and parties in possession, a closing statement, and other documents necessary to close and convey title. Buyer will furnish a termination and release agreement to effectuate the termination of the Lease Agreement between the City and Peninsula Motor Club, Inc. dated May 21, 1987 (as assigned) ("**Parking Lease**") and the Easement Agreement in favor of the City, in recordable form, identified in Paragraph 20 of this Agreement. At closing, the Parking Lease between Buyer and City will be terminated and a document evidencing such termination shall be executed by Buyer and City and recorded as a matter of the public records. The Parties will exchange closing documents at least ten (10) business days prior to the closing in order for the receiving party to have time to receive and provide comments.

26. **PRORATIONS; CREDITS.** Real estate, tangible and other appropriate taxes, assessments, rent, interest, insurance and other expenses and revenue of the Property will be prorated, if applicable, through the day before closing.

27. **RISK OF LOSS.** If the Property is damaged by fire or other casualty before the closing, Buyer shall have the option of either taking the Property "AS IS" or terminating this Agreement upon notice in accordance with Agreement to the City, whereupon this Agreement will automatically terminate and all further obligations of the Parties under this Agreement will terminate, except those obligations that survive termination. In the event of termination pursuant to this Paragraph 27, Buyer is entitled to receive the Escrow Deposit.

28. **FAILURE OF PERFORMANCE.** If Buyer fails to perform this Agreement within the time specified, including payment of the Escrow Deposit, such Escrow Deposit and any other deposit(s) paid by Buyer or deposit(s) agreed to be paid by Buyer (including the Escrow Deposit), will be retained by the City as agreed upon liquidated damages, consideration for the execution of

this Agreement and full settlement of any claims. Whereupon this Agreement will automatically terminate and all further obligations of the Parties under this Agreement will terminate, except those obligations that survive termination.

29. **AGREEMENT NOT RECORDABLE; PERSONS BOUND.** Neither this Agreement, nor any notice of it, will be recorded. This Agreement shall bind and inure to the benefit of the Parties hereto and their successors in interest. Whenever the context permits, the singular shall include the plural and one gender shall include all.

30. **NOTICES.** All notices, requests, demands or other communications hereunder shall be in writing, and shall be deemed to have been duly given if delivered in person, or within seven (7) days after deposit in the United States Mail, postage prepaid, certified with return receipt requested, or otherwise actually delivered, to:

CITY:

City of St. Petersburg
Real Estate and Property Management
P.O. Box 2842
St. Petersburg, Florida 33731-2842

BUYER:

TLP RE MF III-VI Saint Petersburg I Owner,
LLC
1600 East 8th Avenue, Suite A132-A
Tampa, Florida

31. **FILE REFERENCE.** When making inquiries concerning this Agreement, please refer to Real Estate and Property Management File No. 23-5932.

32. **OTHER AGREEMENTS.** No prior or present agreements or representations shall be binding upon the City or Buyer unless included in this Agreement. No modifications or changes in this Agreement shall be valid or binding upon the Parties, unless in writing and executed by the Party or Parties intended to be bound by it.

33. **WARRANTIES.** As of the Effective Date, the Real Estate and Property Management Director warrants that there are no facts known to the City materially affecting the value of the Property which are not readily observable or discoverable by Buyer or which have not been disclosed by the City to Buyer. As of the Effective Date, the Real Estate and Property Management Director further warrants the following:

- A. City has received no written notice and has no knowledge of any violation of any applicable laws, ordinances, regulations, statutes, rules, conditions, agreements, declarations and restrictions pertaining to and affecting the Property, or any portion thereof.
- B. To City's knowledge, there is no pending condemnation or similar proceeding affecting the Property or any portion thereof, and City has received no notice and has no knowledge that any such action is presently contemplated.

- C. To City’s knowledge, there are no actions, suits, arbitrations, claims, lawsuits, litigation or proceedings pending or threatened (in writing) before any judicial body, or any governmental or quasi-governmental authority, against or affecting City, or any portion of the Property, relating to or arising out of the ownership or operation of the Property by City, or any portion thereof, nor has City received any notice advising of same.
 - D. No other person, firm, corporation or other entity has any right or option to acquire the Property or any portion thereof or any interest therein.
 - E. There are no parties in possession of any portion of the Property, whether as lessees, tenants at sufferance, trespassers or otherwise, other than City and Buyer, as tenant under the Parking Lease.
34. **SEVERABILITY.** Should any section or any part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such determination shall not render void, invalid or unenforceable any other section or any part of any section of this Agreement.
35. **ASSIGNABILITY.** This Agreement may not be assigned except to a special purpose entity form by and related to Buyer, which entity must be approved by the Mayor or his designee.

(The Remainder of This Page Intentionally Left Blank)

(Signature Pages to Follow This Page)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the dates written below.

THIS DOCUMENT, WHEN SIGNED BY ALL THE PARTIES, IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND THE TERMS OF THIS DOCUMENT, YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

WITNESSES TO BUYER

**BUYER: TLP RE MF III-VI Saint Petersburg
I Owner, LLC**

Sign: _____

Robert S. Forsythe, Manager

Print: _____

Date

Sign: _____

Print: _____

FOR THE CITY OF ST. PETERSBURG

WITNESSES

Sign: _____

Print: _____

Sign: _____

Print: _____

**ACCEPTED FOR THE CITY OF
ST. PETERSBURG**

Mayor (Designee)

By:

Effective Date

REVIEWED BY:

Aaron Fisch, Director
Real Estate and Property Management

RECEIVED BY:

Aaron Fisch, Director
Real Estate and Property Management

Date

APPROVED AS TO FORM AND CONTENT:

City Attorney (Designee) 00762053.docx

EXHIBIT "A"

Legal Description: Lot 3, Block 1, WEBB CITY REPLAT, according to the map or plat thereof, recorded in Plat Book 90, Page 74, of the public records of Pinellas County, Florida.
Together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, recorded in OR Book 5858, Page 2064, of the public records of Pinellas County, Florida.

Parcel ID No.: A portion of 19/31/17/95365/001/0010

Approximate Location: 800 -2nd Avenue South, St. Petersburg, Florida

EXHIBIT "B"
Restrictive Covenant

EXHIBIT "B"

Prepared by and Return to:
Aaron Fisch
City of St. Petersburg
Real Estate & Property Management
P.O. Box 2842
St. Petersburg, Florida 33731

Property Appraiser's Parcel Identification No.
A portion of 19/13/17/95365/001/0010

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions ("Declaration") made this ____ day of _____, 2024, by the City of St. Petersburg, Florida, a municipal corporation ("City").

WHEREAS, the City is the owner of that certain property located at approximately 800 – 1st Avenue South, St. Petersburg, Florida (in Pinellas County, Florida), and the legal description is as follows:

Lot 3, Block 1, WEBB CITY REPLAT, according to the map or plat thereof, recorded in Plat Book 90, Page 74, of the public records of Pinellas County, Florida.

Together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, recorded in OR Book 5858, Page 2064, of the public records of Pinellas County, Florida ("Property").

WHEREAS, the City is selling the Property to TLP RE MF III-VI Saint Petersburg I Owner, LLC, a Delaware limited liability company ("TLP") for the future development of a mixed-use project; and

WHEREAS, in addition to the consideration of the purchase price, the City desires to ensure that TLP: 1) commences construction of the mixed-use project within the timeframe set forth in this Declaration and 2) grants to the City a public right-of-way on, over, and across the entire Second Avenue Parcel, as hereinafter defined, within the timeframe set forth in this Declaration; and

WHEREAS, the City is accordingly the beneficiary of this restrictive covenant.

NOW, THEREFORE, the City, with the joinder and agreement of TLP, declares that the Property will be held, transferred, encumbered, used, sold, conveyed, leased, and developed, subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said Property and of each and every personal entity who now or in the future owns any portion or portions of the Property.

1. The Property must be used for the development and operation of a mixed-use project, which may include but shall not be limited to residential, office, retail, and hotel uses (collectively, "Project"), subject to applicable zoning and development regulations.
2. On or before five (5) years subsequent to the date this Declaration is recorded with the Clerk of Court of Pinellas County ("Commencement Deadline"), TLP must commence construction of the Project. "Commencement of construction" means the physical pouring of concrete pilings and foundations necessary for the vertical construction of the Project. TLP must provide evidence acceptable to the Real Estate and Property Management Director related to commencement of construction and the Real Estate and Property Management Director must confirm or reject that commencement of construction has occurred within five (5) business days. In the event that commencement of construction fails to occur prior to the Commencement Deadline, then the sole and exclusive remedy of City shall be to recover from TLP liquidated damages for each subsequent month in which commencement of construction fails to occur, as provided in Paragraph 3 below, until the date of commencement of construction.
3. TLP's obligations set forth in Paragraph 2 of this Declaration go to the essence of its agreement with the City, and any failure to abide by the restriction set forth in Paragraph 2 will result in damages to the City that are extremely difficult and impractical to ascertain and fix as actual damages, under known and anticipated facts and circumstances, for which the City's remedies at law will not be adequate in the event of breach. Therefore, in the event of a default by TLP under Paragraph 2 above, TLP will be liable for and must pay to the City, as the City's sole and exclusive remedy, Four Thousand One Hundred Sixty-Six Dollars and Sixty-Seven cents (\$4,166.67) for each month of delay (and may be prorated accordingly), as fixed, agreed and acknowledged as reasonable liquidated damages, and not as a penalty.
4. Unless the Mayor and TLP otherwise agree in writing before commencement of construction of the Project to substitute easement in lieu of the granting of a portion of the public right-of-way, then, upon commencement of construction of the Project, TLP must grant to the City a public right-of-way on, over, and across the area being described as follows: the southerly one-half of the vacated 2nd Avenue South right-of-way pursuant to Vacation Ordinance No. 480-V, recorded in OR Book 5858, Page 2064, of the public records of Pinellas County, Florida of which said portion of vacated right-of-way being generally located and abutting to the north boundary of Lot 3, Block 1, WEBB CITY REPLAT, according to the map or plat thereof, recorded in Plat Book 90, Page 74, and the north boundary of Lot 1, Block 1, CITY OF ST. PETERSBURG BLOCK 49 PARTIAL REPLAT, according to map or plat thereof, recorded in Plat Book 85, Page 67, of the Public Records of Pinellas County, Florida, (collectively, the "**Second Avenue Parcel**").
5. It is expressly agreed that this Declaration shall be binding upon and shall be deemed to run with the land and shall bind and inure to the benefit of the successors and assigns of both the City and TLP.

6. This Declaration shall be governed by and construed in accordance with the law of the State of Florida. In any litigation arising from this Declaration, each party shall bear its own attorney's fees. Venue shall lie exclusively in Pinellas County, Florida, and in no other venue.
7. This Declaration (including the covenants and obligations set forth herein) shall survive and be enforceable by the City until the covenants and obligations set forth in Paragraphs 2 and 4 of this Declaration have been met, and this Declaration (including the covenants and obligations set forth herein) shall automatically terminate upon satisfaction of such covenants and obligations. Within five (5) business days after satisfaction of the covenants and obligations set forth in Paragraphs 2 and 4 of this Declaration, the City must deliver to TLP a release and termination of this Declaration.
8. The City or TLP may each request, from time to time, an estoppel letter from the other, executed by an authorized representative, certifying (a) that this Declaration is in full force and effect, and stating any modifications or amendments thereto; (b) whether, to the knowledge of the certifying party, the requesting party is in default under this Declaration, and the nature of and amount of any default believed to exist as of the date of certification, and (c) whether any sums are owed by the requesting party under this Declaration as of the date of certification, stating the amount owed and the reason therefor, if any. The party to which the request is directed must respond to the request with the requested information within ten (10) business days after receipt of each request.

-----THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK-----
[Signature Page to Follow]

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

WITNESS TO CITY:

CITY OF ST. PETERSBURG, FLORIDA

Witness Signature

By: _____
Kenneth T. Welch
As Its: Mayor

Print

Address of Witness

ATTEST:

Witness Signature

By: _____
Chandrasasa Srinivasa, City Clerk

Print

Address of Witness

(Affix Seal)

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of , A.D. 202__, by Kenneth T. Welch as Mayor of the City of St. Petersburg, Florida, a municipal corporation, existing under the laws of the State of Florida, on behalf of the corporation. Mayor Kenneth T. Welch is personally known to me, or provided _____ as identification and appeared before me at the time of notarization.

Notary Public - State of Florida

Notary Signature

(Notary Seal)

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

City Attorney (Designee)

City Attorney (Designee) 00761257

JOINDER AND AGREEMENT OF TLP

TLP hereby joins in and agrees to the terms of the above and foregoing Declaration of Restrictions.

WITNESS TO TLP:

[TLP RE MF III-VI Saint Petersburg I Owner, LLC, a Delaware limited liability company]

Witness Signature

By: _____

Name: _____

As Its: _____

Print

Address of Witness

Witness Signature

Print

Address of Witness

(Affix Seal)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of, A.D. 202__, by _____ as _____ of [TLP RE MF III-VI Saint Petersburg I Owner, LLC, a Delaware limited liability company], on behalf of the company. _____ is personally known to me, or provided _____ as identification and appeared before me at the time of notarization.

Notary Public - State of Florida

Notary Signature

(Notary Seal)

LEASE AGREEMENT

THIS LEASE made this 21st day of May, 1987, by MORRIS DEVELOPMENTS, INC., a Texas corporation, with its principal place of business located at 163 First Avenue North ("Landlord"), and PENINSULA MOTOR CLUB, INC., a Florida corporation, with its principal place of business located at Tampa, Florida ("Tenant").

W I T N E S S E T H :

ARTICLE I
Demise and Use

1.1 Upon the terms and conditions hereinafter set forth, Landlord does hereby lease to Tenant the premises, consisting of not less than ninety (90) full size parking spaces located at ground level on either Parcel II or IV on the site plan, attached hereto as Exhibit "A" ("Demised Premises").

1.2 Tenant and the Peninsula Motor Club, their guests, employees, invitees and clients, may use the Demised Premises for its parking.

ARTICLE II
Definitions

The following terms shall have the meanings herein specified unless the context otherwise requires:

2.1 "Building" shall mean the parking garage which may be built on Parcels II or IV (Exhibit "A").

2.2 "Commencement Date" shall mean the date on which the term of this Lease is begun.

2.3 "Demised Premises" shall mean the ground level parking facilities for not less than ninety (90) full size parking spaces located at ground level on Parcel II or IV (Exhibit "A").

ARTICLE III
Term

3.1 The Term of this Lease shall begin on October 1, 1987, 1987, and end, unless sooner terminated, on September 30, 2086.

ARTICLE IV
Rent

4.1 Tenant agrees to pay to Landlord for the use of the Demised Premises, Rent in the amount of \$8,333.00 per annum, plus applicable state and federal sales tax. At such time as Landlord constructs the Building, and Tenant begins occupancy of the ground floor thereof, the Annual Rent shall increase to \$21,600.00.

4.2 The Annual Rent shall be payable in equal monthly installments in advance on the first day of each calendar month throughout the Term and each successive renewal term hereunder, provided, however, the rental requirements for the initial sixty (60) months of the Lease shall be satisfied by Tenant paying Landlord the sum of \$41,500.00 advance Rent at the time of the execution of this Lease. *LOH*

4.3 If the Commencement Date is not on the first day of the month, or the termination date is not the last day of the month, a prorated installment of Annual Rent shall be paid to Landlord at the then current rate for the fractional month during which the Commencement Date and/or termination date occurs.

4.4 Tenant agrees to pay or cause to be paid, any and all sales, privilege or rental taxes required by any governmental body on all Rent. Real estate (ad valorem) taxes on the Demised Premises shall be paid by Landlord.

4.5 The Annual Rent shall be adjusted each five (5) years during the terms hereof by the percentage change in the Consumer Price Index as of January 1 of each year, provided, however, that in no event shall the adjusted base rent exceed the prior period's base rent compounded at five percent (5%) per annum.

ARTICLE V
Assignment, Mortgaging and Subletting

5.1 Tenant will not, without the prior written consent of Landlord, which consent may not be arbitrarily withheld, mortgage or grant any other form of security interest whatsoever in this Lease.

5.2 Tenant may transfer this Lease or the Demised Premises in whole or in any part to a successor by consolidation, merger, or other corporate action. Each successor, assignee or transferee shall assume and be deemed to have assumed this Lease and shall remain liable jointly and severally with Tenant for the payment of the Annual Rent and for performance of all of the terms, covenants, conditions and agreements herein contained. No such assignment or other transfer of this Lease to any successor shall in any way relieve Tenant from its obligations under this Lease.

5.3 Tenant may assign or sublet all or part of the Demised Premises.

ARTICLE VI
Ordinary Operations and Repairs

6.1 Until such time as the parking garage is built, Tenant shall, at its sole cost and expense, provide adequate security and keep Demised Premises in good order and condition and perform all repairs necessary to keep the Demised Premises, alterations, additions, substitutions and improvements in good condition, reasonable wear and tear excepted. Upon construction of the parking garage, these maintenance obligations shall be the responsibility of Landlord.

6.2 Tenant shall commit no waste in the Demised Premises or the Building.

6.3 Landlord shall, at its sole cost and expense keep and maintain all common areas in good order and condition, and perform all repairs to Demised Premises and Building which are not otherwise the obligation of Tenant.

6.4 All repairs, restorations or replacements by either Landlord or Tenant shall be of a first-class quality and done in a good workmanlike manner.

6.5 Upon construction of the parking garage, Landlord shall pay for all electrical service to the Demised Premises, including any deposits required, directly to the utility providing same.

6.6 The cost of the maintenance, ^{and lighting (LM)} of the parking garage shall be shared ratably by Landlord and Tenant with the Tenant's share determined by dividing the number of Tenant's parking spaces in the parking garage by the total number of spaces in the parking garage.

ARTICLE VII
Laws, Ordinances and Requirements
of Public Authorities

Tenant shall comply with all laws, rules, regulations, ordinances or orders, and with any lawful direction of any public officer or officers, which shall impose any duty upon Landlord or Tenant with respect to the Demised Premises, or the use or occupation thereof. Tenant shall give Landlord prompt notice of receipt of any notice of any violation of law, ordinance, rule, order or regulation applicable to the Demised Premises or the Building.

ARTICLE VIII
Covenant of Quiet Enjoyment

Landlord covenants that upon Tenant's paying the Rent as provided for herein and observing and performing all the terms, covenants and conditions of this Lease, Tenant may peaceably and quietly enjoy the Demised Premises, subject to the terms and conditions of this Lease.

ARTICLE IX
Liability Insurance; Exculpation of Landlord and Tenant

Tenant agrees that Landlord, its employees and agents, shall not be liable to Tenant for any damage to or loss of personal property located in the Demised Premises or for injuries to persons unless same is the result of the negligence or willful act of Landlord or its employees or agents. In any event, Landlord, its employees and agents, shall not be liable to Tenant for any such damage, loss or injury, whether or not the result of negligence or willful acts, to the extent Tenant is compensated therefor by Tenant's insurance. Landlord agrees to maintain insurance relating to the Building covering such perils as from time to time are normally insured against by owners of properties comparable to the Building including, but not limited to, fire and extended coverage and liability insurance. Tenant agrees to maintain and secure comprehensive general liability insurance in an amount of not less than \$500,000 per person and \$800,000 per occurrence, and fire and extended coverage insurance applicable to Tenant's personal property. Tenant shall supply Landlord with copies of such policies as they may be extended, amended, or renewed from time to time. Upon construction of the parking garage, the insurance shall be obtained by Landlord with Tenant to share ratably in cost as provided in 6.6 hereof.

ARTICLE X
Damage by Fire or Other Casualty

10.1 Anything in this Lease to the contrary notwithstanding, if the Demised Premises or the Building should be partially or totally damaged or destroyed by fire or other casualty insurable under a standard form policy, then, if this Lease shall not have been cancelled in accordance with the provisions hereinafter made in this Article X, Landlord will, with reasonable dispatch after notice, repair, replace, restore, and rebuild the Demised Premises and the Building at its sole cost and expense. Landlord will commence such repair, replacement, restoration or rebuilding as soon as practicable after receiving notice from Tenant, but under no circumstances later than thirty (30) days after receipt of such notice. Landlord shall not be required to repair, replace, restore, or rebuild any property which Tenant shall be entitled to remove from the Demised Premises, it being agreed that Tenant shall bear the entire risk of loss of such property while it is on the Demised Premises.

10.2 If the Demised Premises shall be partially damaged or partially destroyed because of a fire or other casualty, the Annual Rent payable under this Lease shall, to the extent that the Demised Premises shall have been rendered unfit for the Tenant's business purposes, be abated for the period from the

date of such damage or destruction to the date that such damage or destruction shall be repaired or restored. If the Demised Premises or a major portion thereof shall be totally or substantially unfit for use for Tenant's business purposes, the entire Rent shall, as of the date of the damage or destruction, abate until Landlord shall repair, restore, replace or rebuild the Building and the Demised Premises. However, if Tenant should reoccupy a portion of the Demised Premises while the restoration work is taking place and prior to the date that the entire Demised Premises are again made fit for use for Tenant's business purposes, such Rent shall be apportioned and become payable by Tenant in proportion to the part of the Demised Premises occupied by it for the purpose of conducting its business.

ARTICLE XI Condemnation

11.1 In the event of a total condemnation of the Demised Premises or the Building, this Lease and the Term or any renewal term and estate hereby granted shall forthwith cease and terminate as of the date of taking of possession for such use or purpose.

11.2 In the event that less than the whole of the Demised Premises or the Building is condemned or taken as set forth above, then this Lease shall remain in force and in effect; provided, however, that if the taking shall so substantially interfere with the use of the Demised Premises or the Building as to render the continued operation thereof economically unfeasible as reasonably determined by Landlord, then Landlord may, at its option, terminate this Lease, as of the date of the taking of possession for such use and purposes, by notifying Tenant in writing of such termination.

11.3 In the event that less than the whole of the Demised Premises or the Building shall be so condemned or taken, if the space so taken is such that the area of the Demised Premises or the Building remaining after the condemnation is such as to render continued operation of the Demised Premises economically unfeasible as reasonably determined by Tenant, then Tenant may at its option terminate the Lease as of the day of the taking of possession for such use or purposes by notifying Landlord in writing of such termination.

11.4 Upon any such taking or condemnation, the applicable proportion of the Rent payable under this Lease shall be abated for the period from the date of such taking to the time Landlord shall restore to Tenant the Demised Premises or the Building.

11.5 In the event of a condemnation of all or any part of the premises, the condemnation proceeds shall be paid in accordance with values established by appraisal of the leasehold and fee simply interests respectively.

ARTICLE XII Entry

Tenant shall permit Landlord to erect, use and maintain plumbing and electrical pipes, conduits, wires, heating, ventilating, and air conditioning ducts as required in and through the Demised Premises, provided that the same are installed and concealed behind the walls or ceilings of the Demised Premises. Landlord shall have the right, during Tenant's ordinary business hours, and during such other times as the parties may agree, to enter the Demised Premises for the purpose of inspecting the same for general condition and state of repair and exhibiting the same to prospective purchasers or lessees of the Land, Building, or Demised Premises or to prospective mortgagees or assignees of any such mortgagees. Landlord may enter the Demised Premises without

prior notice in the event of a circumstance it may in good faith consider an emergency.

ARTICLE XIII
Landlord's Right to Perform

If Tenant shall default in the performance of any term or covenant of this Lease, Landlord, without being under any obligation to do so and without thereby waiving such default, may remedy such default for the account and at the expense of Tenant. If Landlord makes any expenditures or incurs any obligations in connection therewith, including, but not limited to, attorney's fees in instituting, prosecuting, defending or appealing any action or proceeding, such sums shall constitute Additional Rent and shall be paid to Landlord by Tenant upon demand.

ARTICLE XIV
Electrical Service

Garage shall include adequate lighting, which shall be installed and maintained at the expense of Landlord.

ARTICLE XV
Signs

Tenant may install such signs on the Building as necessary to efficiently direct Tenant's employees or members to or in the parking garage as permitted by the applicable ordinances or codes of the City of St. Petersburg, Florida. Landlord shall have the right to approve the precise form of Tenant's signs and require them to conform to the signage standards of the development as a whole.

ARTICLE XVI
Surrender of Demised Premises

Tenant shall, upon the termination of this Lease in any manner whatsoever, remove Tenant's goods and effects and those of any other person claiming under Tenant, and deliver the Demised Premises to Landlord peaceably and quietly and in as good order and condition as the same are in at the beginning of the Term hereof, or as hereafter may be improved by Landlord or Tenant, reasonable wear and tear thereof excepted. Goods and effects not removed by Tenant at the expiration of this Lease or its termination shall be considered abandoned and Landlord may dispose of the same as it deems expedient.

ARTICLE XVII
Defaults

17.1 In the event Tenant shall default in fulfilling any of the covenants of this Lease other than the covenants for the payment of Rent, or any other sums due from Tenant to Landlord under the provisions of this Lease, and such default shall continue for a period of thirty (30) days after written notice thereof from Landlord specifying such default, or if Tenant shall desert and abandon the Demised Premises, or if any execution or attachment shall be issued against Tenant or any of its property whereupon the Demised Premises shall be taken or occupied by someone other than Tenant, Landlord may give ten (10) days notice of its intention to end the Term of this Lease. Upon the expiration of said ten (10) days, the Term of this Lease shall, unless Tenant has cured such default, expire as fully and completely as if that day were the date herein definitely fixed for the expiration of said Term, and Tenant shall vacate Demised Premises and surrender the same, but shall remain liable as hereinafter provided.

17.2 If the ten (10) day notice of Landlord's intention to end the Term of this Lease provided for in the previous Section shall have been given and the Term hereof shall expire as aforesaid, or if Tenant shall for a period of ten (10) days or more

after Landlord gives notice of delinquency, continue in default in the payment of the Rent or any other sum due from Tenant to Landlord under the provisions of this Lease, then, and in any of such events, Landlord may, without further notice, terminate this Lease and proceed to dispossess Tenant or other occupant of the Demised Premises by summary proceedings and remove their effects and hold the Demised Premises.

17.3 In case of any such default, expiration and/or dispossession by summary proceedings or otherwise, the following shall apply:

(a) The Rent shall become due and be paid up to the date of such dispossession and/or expiration, together with such reasonable expenses as Landlord may incur, including, but not limited to, attorney's fees, brokerage fees, and/or putting the Demised Premises in good order or for preparing same for rental.

(b) Landlord may relet the Demised Premises or any part or parts thereof, for a term or terms which may, at its option, be longer or shorter than the period which would otherwise would have constituted the remainder of the Term of this Lease.

(c) Landlord may, at its option, make such alterations, repairs, replacement and decorations in the Demised Premises as Landlord in its reasonable judgment considers advisable and necessary for the purpose of reletting the Demised Premises and shall not operate or be construed to release Tenant from liability hereunder.

ARTICLE XVIII
Notices

All bills, statements, notices, payments, demands and requests (referred to in this Lease as "notices") hereunder shall be deemed given when deposited, registered or certified, postage prepaid, in the United States mail, addressed to the parties at its address set forth below, or at such different address as may have been given to the other party in writing.

(a) As to Landlord: MORRIS DEVELOPMENTS, INC.

(b) (1)
As to Tenant: PENINSULA MOTOR CLUB, INC.
(Prior to move-in): P. O. Box 22087
Tampa, FL 33622
ATTN: Accounting Department

As to Tenant: PENINSULA MOTOR CLUB, INC.
(After move-in): P. O. Box 22087
Tampa, FL 33622
ATTN: Accounting Department

(2) Shear, Newman, Hahn &
Rosenkranz
ATTN: L. David Shear
201 East Kennedy Blvd.-S.1000
P. O. Box 2378
Tampa, FL 33601

ARTICLE XIX
Estoppel Certificate

Tenant shall at any time execute and deliver to Landlord a statement certifying that this Lease is unmodified and in full force and effect, or state the nature of said modifications, and the date to which the Rent has been paid, and stating whether or

not Landlord is in default in the performance of any covenant, agreement, term, provision or condition contained in this Lease, it being intended that any such statement may be relied upon by any prospective purchaser or lessee of the Building, or any prospective mortgagee or prospective assignee of any mortgagee thereof.

ARTICLE XX
Miscellaneous

20.1 No change or modification of this Lease Agreement shall be valid unless the same shall be in writing and signed by all of the parties hereto.

20.2 The Lease Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original and said counterparts shall, together, constitute and be one and the same instrument.

20.3 Words of a gender used in this Lease Agreement shall be held to include any other gender, the words in a singular number held to include the plural, when the sentence so requires.

20.4 Should any part of this Lease Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining portion, which remaining portion shall remain in force and effect as if the Lease Agreement had been executed with the invalid portion thereof eliminated.

20.5 It is acknowledged that the within Lease Agreement was executed in and shall be construed in accordance with the laws of the State of Florida. Venue for any litigation shall be Pinellas County, Florida.

20.6 In the event of litigation regarding the enforcement or interpretation of any of the provisions of this Lease Agreement, the prevailing party shall be entitled to recover its legal expenses, including attorney's fees, both at trial and appellate levels.

20.7 The Landlord and the City of St. Petersburg, Florida (the "City") have entered into an agreement dated January 31, 1986 for the development of the Webb's City area (the "Agreement"). Tenant agrees that it shall be bound by paragraphs 8, 9, 14, 17, 19, 26, 28, 29, 30, 31, and 43 of the Agreement.

20.8 The parties acknowledge that Landlord may construct a parking garage on Parcel IV, provided that the following conditions are met:

(a) The City shall have vacated that portion of Second Avenue South, located between Eighth Street South and Ninth Street South.

(b) The ground floor space shall have at least ninety (90) parking spaces with a separate entrance accessible from the parking area on the Mills Plaza site.

(c) The rental for the garage lease shall be Twenty One Thousand Six Hundred and 00/100 Dollars (\$21,600.00) per year for the first five (5) years and then adjusted every five (5) years thereafter to reflect CPI increases not to exceed five percent (5%) compounded per year, as provided for hereinabove.

(d) Landlord shall be responsible for the proper maintenance and upkeep of said parking garage, subject to the payment provisions of 6.6 hereof.

(e) The fee simple title to the parking garage shall be subject to this ninety-nine (99) year Lease.

(f) Landlord or its successors shall be able to develop above the ground floor air rights.

(g) Tenant will grant Landlord or its successors easements for structural supports so long as Tenant has at least ninety (90) ground level parking spaces of sufficient size and with proper ingress and egress.

(h) The parking garage entrance will be designed with the mutual cooperation of Landlord and Tenant to assure that Tenant's employees and customers (and not the general public) will be directed to and have the right to park on the ground floor thereof.

(i) In the event Tenant is displaced from the premises during the construction of the parking garage, the Rent shall be abated for such period of time.

20.9 The parties acknowledge that Landlord may wish to transfer and relocate Tenant's parking from Parcel IV to Parcel II, as shown on Exhibit "A". Provided that the following conditions are met, Tenant agrees Landlord shall have the option to relocate Tenant's parking from Parcel IV to Parcel II, as shown on Exhibit "A". This relocation option is subject to the following conditions:

(a) The City shall have vacated that portion of Second Avenue South, located between Eighth Street South and Ninth Street South.

(b) The transaction shall be equivalent to a like-kind exchange in the sense that at the time of the relocation, Parcel II shall be developed as a parking facility, with parking capacity and landscaping equal to or greater than the parking capacity and landscaping then existing on Parcel IV.

(c) Tenant shall have the same lease rights as to Parcel II as it has for Parcel IV.

20.10 The parties agree that the Agreement shall be deemed extended to Tenant to the extent the same shall apply to any lease, sale of land or assignment by Landlord to Tenant of any rights or benefits under said Agreement.

20.11 Landlord and Tenant agree to execute a recordable short form of this Lease setting forth the legal description of the Demised Premises and the Building and the Term of this Lease.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Lease the day and year first above written.

Signed and Acknowledged
in the presence of:

[Signature]

[Signature]
[Signature]

"Landlord":
MORRIS DEVELOPMENTS, INC.

By: *[Signature]*
As Its: *[Signature]*

"Tenant":
PENINSULA MOTOR CLUB, INC.

By: *[Signature]*
As Its: *[Signature]*

Approved:
CITY OF ST. PETERSBURG,
FLORIDA

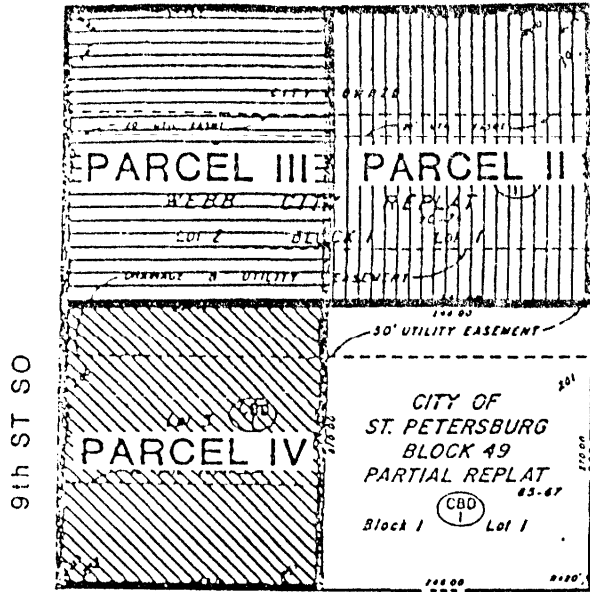
By: _____

As Its: _____

DISPOSITION OF RCFLS

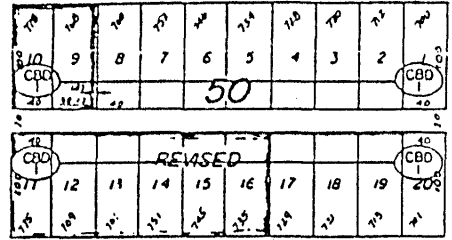
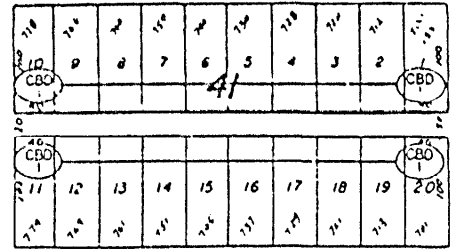
D.R.-6284 PAGE 1624

1st AVE SO

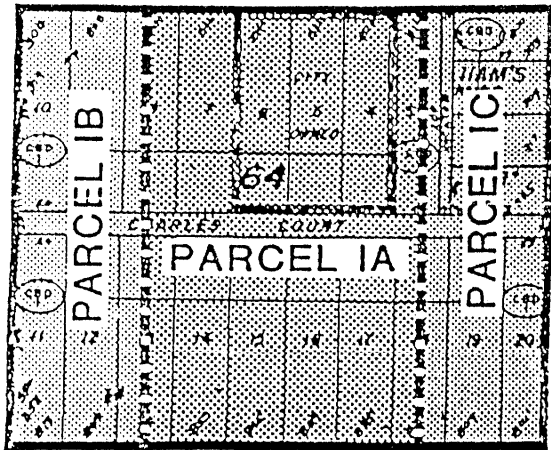


9th ST SO

8th ST SO



3rd AVE SO



- * PARCEL IA - Lots 5 thru 8 and Lots 13 thru 17, plus the west 43 feet of Lot 18 Revised Map of the City of St. Petersburg, plus the west 3 feet of the vacated alley abutting Lot 5, plus the unvacated right-of-way known as Charles Court as it abuts the above described land.
 - * PARCEL IB - Lots 9 thru 12 Revised Map of the City of St. Petersburg, plus the unvacated right-of-way known as Charles Court as it abuts the above described land.
 - * PARCEL IC - Lots 19, 20 and the east 7 feet of Lot 18 Revised Map of the City of St. Petersburg, plus Lots 1 thru 4 of Ijam's Subdivision, plus the east 7 feet of the vacated alley abutting the west side of Ijam's Subdivision, plus the unvacated right-of-way known as Charles Court as it abuts the above described land.
- * These descriptions are subject to amendment based on the Project Plan as approved and final survey.

4th AVE SO

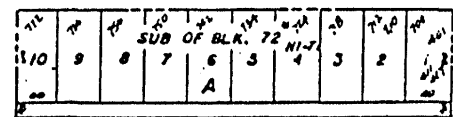


EXHIBIT A

Disposition of City-owned Property
298 Dr. Martin Luther King, Jr. Street South

City Council

September 12, 2024





Parking Lease

- In April 1981, the City of St. Petersburg (“City”) acquired property approximately located at 298 Dr. Martin Luther King, Jr. Street South (“Property”), which was subsequently leased for parking to the owner of the abutting property at 800 – 2nd Avenue South (“Parking Lease”)
- The Parking Lease includes the following terms and conditions:
 - 99-year lease term, commencing on October 1, 1987, and expiring on September 30, 2086
 - Tenant currently pays rent in the amount of \$21,068.40 annually. The rent adjusts every five (5) years in accordance with the percentage change of the Consumer Price Index (next adjustment due in 2027)
 - Tenant is responsible for all maintenance and repairs associated with the Property
 - The City is responsible for paying annual property taxes, with the most recent tax bill for 2023 paid in the amount of \$56,426.69
 - The City shall provide ninety (90) ground level parking spaces to tenant



Background

- In November 2022, TLP RE MF III-IV Saint Petersburg I Owner, LLC (“TLP”), purchased the property at 800 – 2nd Avenue South (“TLP Property”) from United Insurance Holdings Corp. for \$10,500,000, resulting in the Parking Lease being assigned to TLP as the lessee.
- In March 2023, the City received an unsolicited offer from Third Lake Partners, an affiliated entity of TLP, offering to acquire the Property
- In response to the offer from TLP, and due to the Property being located in the Intown Community Redevelopment Area, the City advertised a statutory 30-day notice of its intent to dispose of the Property and to invite alternative proposals
- The City received one (1) alternative proposal from Alexander Goshen



Current Situation

- The City and TLP negotiated the terms and Conditions of an Agreement for Sale and Purchase (“Purchase Agreement”) to include the following:
 - \$10,000,000 Purchase Price
 - \$100,000 Escrow Deposit
 - TLP shall have ninety (90) days from the effective date to perform inspections and studies on the Property
 - A closing and conveyance of the Property shall occur within thirty (30) days from the expiration of the due diligence period
 - TLP shall pay the documentary stamp taxes on the deed transfer, title commitment, title insurance, survey, closing fees and recording of the deed
 - City shall pay recording fees and other charges for recording, if any, for recording of corrective instruments



Current Situation

- Upon the closing and conveyance of the Property, TLP shall grant an easement to the City for public ingress and egress over and across the south half of the vacated 2nd Avenue South ROW
- A closing and conveyance of the Property is subject to a restrictive covenant being placed on the Property requiring the following:
 - TLP shall construct a mixed-use development on the Property, which may include residential, office, retail and hotel uses.
 - TLP shall commence construction of the development within five (5) years from the recording of the restrictive covenant
 - TLP shall pay \$4,166.67 as liquidated damages for each month of delay in the commencement of construction
 - TLP shall grant a public right-of-way over and across the entire south half of the vacated 2nd Avenue South ROW upon the commencement of construction





Considerations for Disposition

- In November 2021, the City obtained two (2) appraisals to determine the market value of the Property, resulting in estimated values of \$245,000 and \$250,000 for the leased fee interest
- The 2021 appraisals did not contemplate a value based in the City's retention of air rights pursuant to the Parking Lease
- In May 2023, the City obtained two (2) appraisals to determine the market value of the Property, resulting in estimated values of \$15,000,000 and \$16,385,000 for the leased fee interest
- The 2023 appraisals contemplated a value based on the City's retention of air rights pursuant to the Parking Lease



Considerations for Disposition

- The sale and conveyance of the Property to TLP at the proposed purchase price is determined to be fair value by the City based on several factors:
 - The value of the leased fee interest of the Property as determined by the 2023 appraisals is impacted by the City's obligation to provide ninety (90) ground level parking spaces to TLP pursuant to the Parking Lease
 - The utilization of air rights for a vertical development while still providing the required ninety (90) parking spaces was determined to be difficult due to the necessary support columns for the improvements and ground floor retail required in DC-1 zoning, resulting in limited space to provide the required parking
 - The sale and conveyance of the Property requires TLP to dedicate the currently vacated south half of the 2nd Avenue South as public ROW, which is anticipated to be a main thoroughfare into the Historic Gas Plant development



Considerations for Disposition

- TLP currently owns in fee simple approximately half of the south half of the 2nd Avenue South ROW, estimated to be valued at approximately \$4,059,000, based on the per square foot value estimated for the City Property, which TLP will be contributing for the ROW dedication
- The sale of the Property will relieve the City of the property tax obligation pursuant to the Parking Lease, which currently exceeds the amount received in rental income
- The property tax obligation is expected to increase at a faster rate over time compared to the increase of the rental income once every five (5) years, resulting in a continued deficit



Summary

- TLP's contribution of the approximately 50' X 246' or 12,300 SF of land for the dedication of the 2nd Avenue South ROW is approximately valued at \$330 per square foot based on the appraised fee simple value of the City Property, resulting in an estimated land value of approximately \$4,059,000
- The projected rental income from the Parking Lease for the next 10 years is estimated to be \$216,410, compared to estimated property tax payments of approximately \$666,274 to be incurred by the City
- The projected rental income for the remaining term of the Parking Lease is approximately \$1.6 million, compared to estimated property tax payments of approximately \$10.5 million to be incurred by the City
- TLP is uniquely positioned as the abutting property owner and lessee under the Parking Lease to allow for their acquisition of the Property, resulting in a termination of the Parking Lease, further resulting in a better utilization of the Property through development, which provides increased tax revenues for the City



Summary

- \$5,980,000 from the proceeds of the sale of the Property will be allocated to Economic Stability Fund to repay the short-term loan for the Deuces Townhome project
- \$4,020,000 from the proceeds from the sale of the Property will be allocated to the Housing Capital Improvement Fund, which will be the largest single contribution to the fund to date
- The sale of the Property is consistent with the 2023 amended policies for the disposition of City-owned real property, which contemplate the sale of City-owned property for affordable housing, or a sale of property at market value, with the proceeds allocated for future projects, including affordable housing

THANK YOU



City Development Administration

RESOLUTION NO. 2024-__

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SELL REAL PROPERTY LOCATED AT APPROXIMATELY 298 DR. MARTIN LUTHER KING JR. STREET SOUTH, ST. PETERSBURG, FLORIDA TO TLP RE MF III-IV SAINT PETERSBURG I OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR A PURCHASE PRICE OF \$10,000,000.00; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION INCLUDING, BUT NOT LIMITED TO, THE AGREEMENT FOR SALE AND PURCHASE, RESTRICTIVE COVENANT, EASEMENT AGREEMENT, AND TERMINATION AND RELEASE AGREEMENT TO EFFECTUATE THE TERMINATION OF THE LEASE AGREEMENT BETWEEN THE CITY AND PENINSULA MOTOR CLUB, INC. DATED MAY 21, 1987 (AS ASSIGNED) (“PARKING LEASE”); APPROVING A TRANSFER IN THE AMOUNT OF \$5,980,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE ECONOMIC STABILITY FUND (0008) TO REPAY THE INTERFUND LOAN PURSUANT TO RESOLUTION 2024-28 FOR THE DEUCES T/H & COMM DEVELOPMENT PROJECT; APPROVING A TRANSFER IN THE AMOUNT OF \$4,020,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE HOUSING CAPITAL IMPROVEMENT FUND (3000) FOR FUTURE AFFORDABLE HOUSING CAPITAL PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in March, 2023, the City of St. Petersburg, Florida (“City”) received an unsolicited offer from Third Lake Partners, an affiliated entity of TLP RE MF III-VI Saint

Petersburg I Owner, LLC (“TLP”), to acquire the City-owned property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, Florida (“Property”); and

WHEREAS, in response to the unsolicited offer, the City advertised a 30-day notice to the public of the City's intent to dispose of the Property in accordance with the requirements of section 163.380, Florida Statutes; and

WHEREAS, the City received one alternative proposal in response to the 30-day notice; and

WHEREAS, the Mayor, after considering the unsolicited offer and the alternative proposal received in response to the 30-day notice, selected the offer from TLP and proceeded to negotiate with TLP; and

WHEREAS, the City and TLP have negotiated an Agreement for Sale and Purchase and Restrictive Covenant which requires, among other things, (i) that TLP grant to the City an easement (via Easement Agreement) and subsequent public right-of-way over certain real property defined as the Second Avenue Parcel and (ii) that the parties execute a termination and release agreement to effectuate the termination of the existing Parking Lease at closing; and

WHEREAS, sale and conveyance of the Property to TLP at the proposed purchase price was determined to be fair value by the City Administration; and

WHEREAS, the proceeds received from this transaction will be used to repay the Interfund Loan pursuant to Resolution 2024-28 in the amount of \$5,980,000 from the Economic Stability Fund (0008) to the General Fund (0001) for the Deuces T/H & Comm Development Project (18286) and the balance of \$4,020,000 will be transferred to the Housing Capital Improvement Fund (3000) for affordable housing capital projects; and

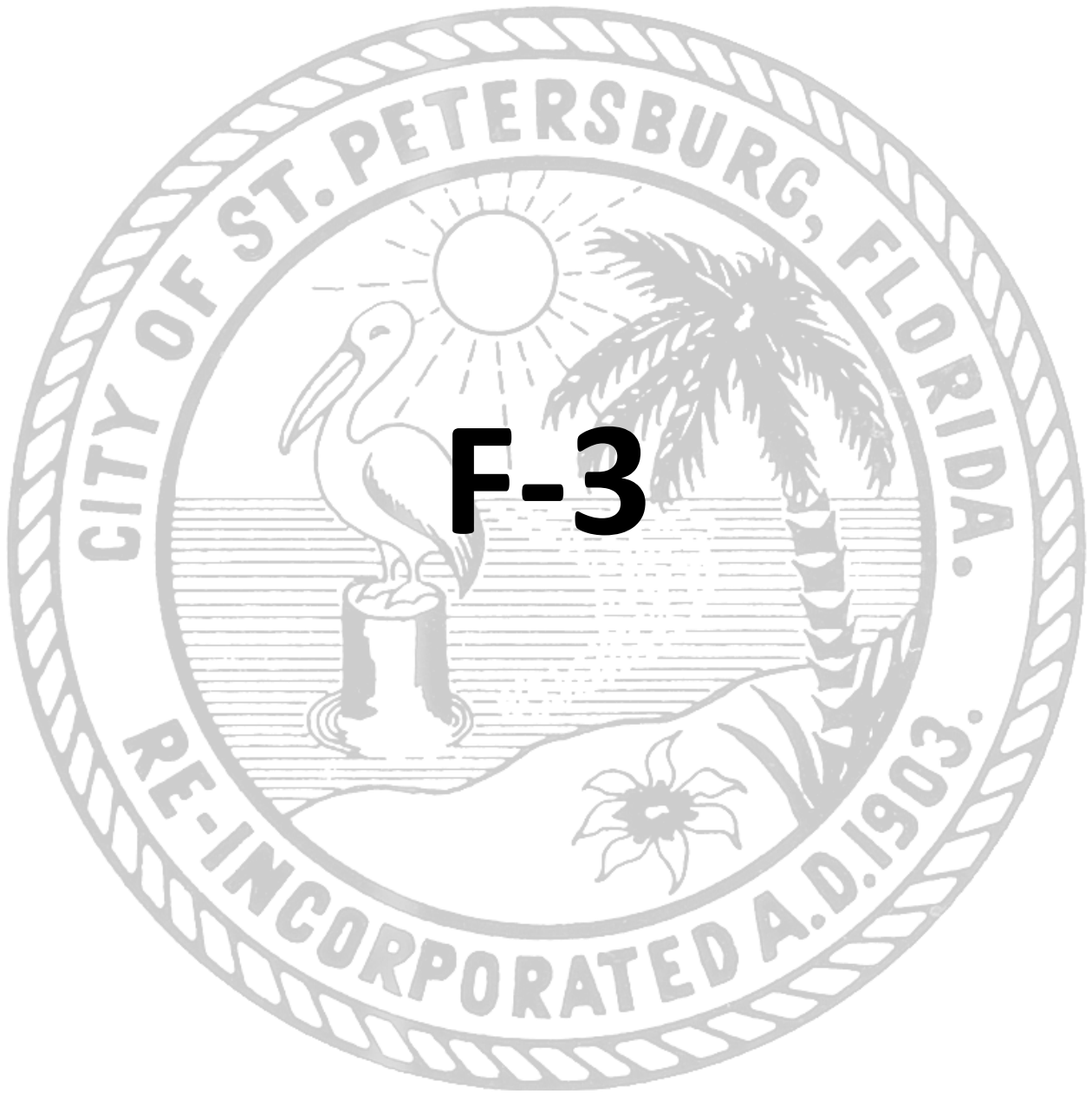
WHEREAS, subject to receipt and deposit of proceeds from this transaction, the Interfund Loan pursuant to Resolution 2024-28 will be repaid to full; and

WHEREAS, City Administration recommends approval of this Resolution.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to sell real property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, Florida to TLP RE MF III-VI Saint Petersburg I Owner, LLC, a Delaware Limited Liability Company, for a purchase price of \$10,000,000.00.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction including, but not limited to, the Agreement for Sale and Purchase, Restrictive Covenant, Easement Agreement, and Termination

The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of the General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777) to provide funding for various arts and cultural agencies; and providing an effective date.
Please scroll down to view the backup material.



F-3

**ST. PETERSBURG CITY
COUNCIL**

Consent Agenda

Meeting of September 12, 2024

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

SUBJECT: A resolution approving a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of the General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777) to provide funding for various arts and cultural agencies; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

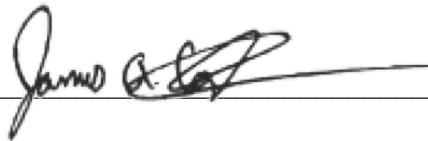
EXPLANATION: A Committee of the Whole was held on August 22, 2024, where the recent state cuts to local arts and culture organizations were discussed. In response to those cuts, City Council and Administration agreed to add \$695,000 to the Arts, Culture and Tourism Division's FY24 budget. These funds will go to individual artists grants (\$200,000), the Warehouse Arts District Association (\$50,000), arts organizations impacted by the veto (\$420,000), and the SHINE St. Petersburg Mural Festival (\$25,000).

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of the General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777) to provide funding for various arts and cultural agencies in an amount not to exceed \$695,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: Funds will be available after the approval of a supplemental appropriation in the amount of \$695,000 from the unappropriated balance of General Fund (0001) to the City Development Administration Department, Arts, Culture, and Tourism Division (100-1777).

ATTACHMENTS: Resolution

APPROVALS: Administration: _____



Budget: *Kaitlyn Berger* _____

Resolution No. _____

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$695,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE CITY DEVELOPMENT ADMINISTRATION DEPARTMENT, ARTS, CULTURE, AND TOURISM DIVISION (100-1777) TO PROVIDE FUNDING FOR VARIOUS ARTS AND CULTURAL AGENCIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (“City”) desires to provide financial assistance to arts and cultural agencies in the community; and

WHEREAS, Administration recommends approval of this Resolution.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that there is hereby approved from the unappropriated balance of the General Fund (0001) the following supplemental appropriation for FY24:

<u>General Fund (0001)</u>	
City Development Administration Department,	
Arts, Culture, and Tourism Division (100-1777)	\$695,000

This Resolution will become effective immediately upon its adoption.

LEGAL:

Jeanine Williams
00764657

BUDGET:

E Makofske

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1661.
Please scroll down to view the backup material.



J-1

ST. PETERSBURG CITY COUNCIL

MEETING OF: SEPTEMBER 12, 2024

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for
Lot Clearing Number (s) LCA 1661

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>1661</u>
NUMBER OF STRUCTURES	<u>22</u>
ASSESSABLE AMOUNT:	<u>\$5,178.88</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 \$5,178.88 will be fully assessable
to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

LOT CLEARING NUMBER 1661
COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED

AMOUNT TO BE ASSESSED

LOT CLEARING COST

\$ 3,748.88

ADMINISTRATIVE FEE

\$ 1,430.00

TOTAL:

\$ 5,178.88

8/28/24 13:27:33:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

Page 1

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1661 81078	GREENWOOD CEMETERY ASSN BANK TR PO BOX 11388	30 31 17 00000 220 0100 S 1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4 LESS RDS COMT 4.1 AC	1090 DR. ML KING JR ST S	665.46
LCA 1661 81079	SAINT PETERSBURG FL 337331388 STRUZIK, HENRY J STRUZIK, DONNA L 4954 2ND AVE N	21 31 16 00450 002 0080 ALLEN PARK SEC A BLK 2, LOT 8	4954 2ND AVE N	184.38
LCA 1661 81080	SAINT PETERSBURG FL 337108206 WILLIAMS, BRUCE 25N N 14TH ST UNIT 810	36 31 16 01152 000 0202 ANNHURST S 75FT OF N 225FT OF TR B	2740 18TH ST S	184.38
LCA 1661 81081	SAN JOSE CA 951126204 BROUSSARD, MARGARET J HEGARTY, CHRISTINE 245 W WYOMING AVE APT 319	14 31 16 01800 000 0090 AVALON SUB NO. 2 LOTS 9 AND 10	2625 13TH AVE N	184.38
LCA 1661 81082	MELROSE MA 021763609 BURKE, MICHAEL T VAN VOORHIS, EDWARD BRINTON 326 13TH AVE NE	06 32 17 03744 024 0060 BAYOU BONITA SEC C BLK 24, LOT 6	4709 AZALEA WAY S	264.56
LCA 1661 81083	SAINT PETERSBURG FL 337011214 HUDSON, SHERRY A TRE 6618 4TH AVE N	21 31 16 08478 001 0130 BEVERLY HILLS BLK A, S 20FT OF LOT 12 & N 30FT OF LOT 13	574 ZANESVILLE ST S	224.47
LCA 1661 81084	SAINT PETERSBURG FL 337107628 S L P FLORIDA LLC PO BOX 587	26 31 16 12636 000 0080 BRYN MAWR NO. 2 LOT 8 & E 19FT OF LOT 7 & W 6FT OF LOT 9	2446 13TH AVE S	184.38
	SAINT PETERSBURG FL 337310587			

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8/28/24 13:27:33:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1661 81085	SOLOM INVESTMENTS LLC 9251 98TH AVE	30 31 17 12708 000 0350 BUENA VISTA LOT 35	751 14TH AVE S	264.56
LCA 1661 81086	SCHULTHEIS, SEAN 172 N BELCHER RD	21 31 16 14562 003 0030 CENTRAL PARK REV BLK 3, LOT 3 LESS E 3.5FT	4818 BURLINGTON AVE N	224.47
LCA 1661 81087	BEST METAL RECYCLING INC 15122 63RD ST N	23 31 16 24138 015 0100 EAST ROSELAWN BLK 15, LOTS 10 THRU 17 LESS RD R/W AT SW COR OF LOT 10	3051 7TH AVE S	224.47
LCA 1661 81088	ZUEHLKE, STEVEN DONALD HOEY, JOANNE 3110 38TH AVE S	02 32 16 25866 001 0090 ENGELKE SUB BLK A, LOT 9 LYING E OF I-275 R/W & W 14.50FT OF LOT 10 & N 5.8FT OF LOT 12	3130 38TH AVE S	224.47
LCA 1661 81089	ST PETERSBURG FL 101 LLC 835 129TH ST NE	19 31 17 41650 000 0010 HUGHES - PEARSON REPLAT LOT 1	770 4TH AV	264.56
LCA 1661 81090	HERRERA, PAUL HERNANDO GOYES, SANDRA 82 FERRARI AVE	26 31 16 41868 000 0040 IDLEWILD LOT 4	1827 WALTON ST S	224.47
LCA 1661 81091	WALTERS, WINSTON 979 LOMA BONITA DR	25 31 16 54954 002 0090 MANSFIELD HEIGHTS BLK 2, LOT 9	1371 16TH ST S	184.38

DAVENPORT FL 338379252

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**** City of St. Petersburg ****
Special Assessments Division
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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1661 81092	HANKINS, WILLIE EARL JR 6539 MERITMOOR CIR ORLANDO FL 328182290	26 31 16 58140 000 0290 MINNESOTA COURT REV LOT 29	1942 24TH ST S	184.38
LCA 1661 81093	SHAWNE, CODY N 5820 CYPRESS ST N SAINT PETERSBURG FL 337031218	31 30 17 61146 089 0180 NORTH ST PETERSBURG BLK 89, LOT 18	5820 CYPRESS ST N	224.47
LCA 1661 81094	GENTLEMENS GROOM ROOM LLC 3065 DANIELS RD UNIT 1536 WINTER GARDEN FL 347877002	30 30 17 75636 011 0120 RIO VISTA BLK 11, LOT 12	238 80TH AVE NE	264.56
LCA 1661 81095	ROBERSON, ANNIE PEARL TRE DEFOREST, TANGELA K TRE 3292 39TH ST S APT A SAINT PETERSBURG FL 337113987	23 31 16 78390 033 0080 ST PETERSBURG INVESTMENT CO SUB BLK 33, LOT 8	2458 3RD AVE S	184.38
LCA 1661 81096	KAZMIER, ERNEST JR 2620 8TH AVE N SAINT PETERSBURG FL 337136916	14 31 16 79002 002 0100 SCHOOL PARK ADD BLK B, LOT 10	2620 8TH AVE N	184.38
LCA 1661 81097	1350 TYRONE BLVD LAND TRUST KOSTER, BERND TRE 1350 TYRONE BLVD N SAINT PETERSBURG FL 337105655	17 31 16 93744 004 0010 VARIETY VILLAGE REPLAT BLK 4, LOT 1	1350 TYRONE BLVD N	184.38
LCA 1661 81098	MCDEW DEVELOPMENT LLC 311 W JEAN ST TAMPA FL 336046645	31 31 17 95976 001 0080 WELSH'S LAKEVIEW BLK A, LOT 8 LESS S 4FT THEREOF	2243 HIGHLAND ST S	184.38

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8/28/24 13:27:33:

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**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1661 81099	DIRECT MGMT OPERATIONS LLC 4200 114TH TER N	21 31 16 96588 001 0080 WESTMINSTER PLACE BLK 1, LOT 8	5260 1ST AVE S	264.56
	CLEARWATER FL 337624905			

TOTAL NUMBER OF ASSESSMENTS: 22

TOTAL ASSESSMENT AMOUNT: 5,178.88

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1661 ("LCA 1661") 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.1661 ("LCA 1661") 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.1661 ("LCA 1661") 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 1661 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:



00763563

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1662.
Please scroll down to view the backup material.



J-2

ST. PETERSBURG CITY COUNCIL

MEETING OF: SEPTEMBER 12, 2024

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for
Lot Clearing Number (s) LCA 1662

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>1662</u>
NUMBER OF STRUCTURES	<u>30</u>
ASSESSABLE AMOUNT:	<u>\$6,774.19</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 \$6,774.19 will be fully assessable
to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

LOT CLEARING NUMBER 1662
COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED

AMOUNT TO BE ASSESSED

LOT CLEARING COST

\$ 4,824.19

ADMINISTRATIVE FEE

\$ 1,950.00

TOTAL:

\$ 6,774.19

8/27/24 9:08:17:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

Page 1

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1662 81100	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	2000 BURLINGTON AVE N	184.38
LCA 1662 81101	HARTMAN, BROOKE ROCHELLE 827 14TH AVE N	125FT TO POB 34 31 16 05526 009 0140 BAYVIEW TERRACE, ROY SCOTTS BLK 9, LOT 14	3811 30TH AVE S	184.38
LCA 1662 81102	WELLS, KEVIN 4905 34TH ST S PMB 15	34 31 16 05526 009 0150 BAYVIEW TERRACE, ROY SCOTTS BLK 9, LOT 15	3819 30TH AVE S	184.38
LCA 1662 81103	HARTMAN, BROOKE 827 14TH AVE N	34 31 16 05526 009 0180 BAYVIEW TERRACE, ROY SCOTTS BLK 9, LOT 18	3847 30TH AVE S	184.38
LCA 1662 81104	JHH APPLE LLC 5310 W 23RD ST UNIT 100	09 31 16 10998 002 0160 BRENTWOOD HEIGHTS 2ND ADD BLK 2, LOT 16	3256 52ND ST N	224.47
LCA 1662 81105	PEREZ, KENNETH 639 37TH AVE N	07 31 17 11376 008 0160 BRIDGEWAY ADD BLK H, LOT 16	639 37TH AVE N	264.56
LCA 1662 81106	LORENZANA, MORGAN 4727 2ND AVE N	21 31 16 14562 002 0130 CENTRAL PARK REV BLK 2, LOT 13	4727 2ND AVE N	184.38

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SAINT PETERSBURG FL 337138113

SAINT PETERSBURG FL 337041249

ST LOUIS PARK MN 554161660

SAINT PETERSBURG FL 337011019

SAINT PETERSBURG FL 337114511

SAINT PETERSBURG FL 337011019

SAINT PETERSBURG FL 33706

ORIGINAL ASSESSMENT

8/27/24 9:08:17:

*** City of St. Petersburg ***
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1662 81107	SUNSHINE CITY VENTURES LLC 520 BRIGHTWATERS BLVD NE	23 31 16 14678 001 0010 CENTRAL PLAZA FIRST ADDITION PARTIAL REP BLK 1, LOT 1	3210 CENTRAL AVE	505.10
	SAINT PETERSBURG FL 337043714			
LCA 1662 81108	DAVIS, TERRI LYNNE RICHARDS, JOHNATHAN CLIFFORD 9910 NW 57TH PL	02 31 16 19674 000 0080 CROSS CORNERS SUB LOT 8 & S 78.49FT OF E 20FT OF LOT 9 LESS RD	4939 HAINES RD N	184.38
	GAINESVILLE FL 326532841			
LCA 1662 81109	CHERRY, JULIA T TRUST 732 SEA DUCK DR	26 31 16 20772 000 0010 DELMONTE SUB LOT 1	1427 22ND ST S	344.74
	SOUTH DAYTONA FL 321198756			
LCA 1662 81110	M P S INVESTMENTS LLC 1435 S COMBEE RD	25 31 16 22374 000 0010 DOWLINGS REPLAT LOTS 1 AND 2	1900 18TH AVE S	224.47
	LAKELAND FL 338017101			
LCA 1662 81111	CARTER & CARTER INVESTMENT GROUP LLC 48 KINGSMEADOW LN	25 31 16 31248 000 0230 GLENWOOD HEIGHTS LOT 23 & W 4FT OF LOT 22	1040 11TH ST S	264.56
	BLACKLICK OH 430049205			
LCA 1662 81112	TRU COAT ENTERPRISES INC DAVIS, JACQUELINE L EST 2239 29TH ST S	35 31 16 37854 001 0100 HAVEN PARK REPLAT BLK 1, LOTS 9 & 10	2239 29TH ST S	264.56
	SAINT PETERSBURG FL 337123329			
LCA 1662 81113	SKYLINE 077 LLC 902 W ROBERTSON ST	14 31 16 46332 002 0010 KENWOOD SUB BLK 2, LOTS 1, 2 AND 3	2900 9TH AVE N	224.47
	BRANDON FL 335114150			

8/27/24 9:08:17:

*** City of St. Petersburg ***
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1662 81114	FRANKLIN, JOSHUA 4397 NEPTUNE DR SE	06 32 17 51444 012 0160 LEWIS ISLAND SEC 1 BLK 12, LOT 16	4101 NEPTUNE DR SE	184.38
LCA 1662 81115	SAINT PETERSBURG FL 337054322 TATE, L PAUL EST SINGLETON, CECELIA C 6611 KINGSWOOD DR N	36 30 16 56610 006 0110 MEADOW LAWN BLK 6, LOT 11	6611 KINGSWOOD DR N	264.56
LCA 1662 81116	SAINT PETERSBURG FL 337027433 MAIDEN LANE PROPERTY LLC 13618 11TH TER E	25 30 16 56646 018 0080 MEADOW LAWN 2ND ADD BLK 18, LOT 8	7211 ORPINE DR N	224.47
LCA 1662 81117	BRADENTON FL 342129003 SLBR64 LLC 100 S BELCHER RD STE 5552	25 30 16 56700 034 0290 MEADOW LAWN 5TH ADD BLK 34, LOT 29	1598 76TH AVE N	184.38
LCA 1662 81118	CLEARWATER FL 337588862 PLEASANT KINGDOM INVESTORS GROUP LLC 13361 N 56TH ST	25 30 16 56736 042 0160 MEADOW LAWN 7TH ADD BLK 42, LOT 16 & W 4FT OF LOT 17	7691 14TH ST N	184.38
LCA 1662 81119	TEMPLE TERRACE FL 336171161 WELLS, KEVIN 4905 34TH ST S UNIT 115	26 31 16 58140 000 0270 MINNESOTA COURT REV LOT 27	1926 24TH ST S	184.38
LCA 1662 81120	SAINT PETERSBURG FL 337114511 BRIOSPHERE VENTURES LLC 7117 BOGGY CREEK PL	16 31 16 59364 022 0140 MOUNT WASHINGTON 2ND SEC BLK V, LOT 14	4649 18TH AVE N	184.38
	PARRISH FL 342199373			

SAS805R

8/27/24 9:08:17:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1662 81121	TX RE OPPORTUNITY 1 LLC 1130 FRANKLIN ST	25 31 16 62388 000 0210 OAK GROVE SUB W 1/2 OF LOT 21	1214 20TH AVE S	224.47
LCA 1662 81122	MUNDELEIN IL 600605373 SUNRISE 52 USA INC 13926 ANITA PL	25 31 16 62388 000 0211 OAK GROVE SUB E 1/2 OF LOT 21	2001 12TH ST S	224.47
LCA 1662 81123	GARDEN GROVE CA 928433613 KARAGIANNIS, PANAYOTA 3718 W MCKAY AVE APT 101	19 31 16 67752 006 0020 PASADENA VISTA BLK 6, LOT 2	6810 3RD AVE N	264.56
LCA 1662 81124	TAMPA FL 336094532 VALERA PROPERTY BROTHERS LLC 1129 DOGWOOD AVE	26 31 16 72936 000 0570 PRATHER'S FIFTH ROYAL LOT 57	2500 LANGDON AVE S	184.38
LCA 1662 81125	TAMPA FL 336131717 B & D INVESTMENT GROUP LLC 3586 53RD AVE N	19 31 17 74466 062 0081 REV MAP OF ST PETERSBURG BLK 62, N 1/2 OF LOT 8	660 3RD AVE S	224.47
LCA 1662 81126	SAINT PETERSBURG FL 3371142412 GOLDEN BRICKS GROUP LLC 2555 NW 102ND AVE STE 210	11 31 16 76230 001 0040 ROCHESTER HEIGHTS BLK A, LOT 4 & E 10FT OF LOT 5	2227 32ND AVE N	224.47
LCA 1662 81127	MIAMI FL 331722131 RAD DIVERSIFIED REIT INC 256 EAGLEVIEW BLVD # 154	08 31 16 80892 003 0200 SHERYL MANOR UNIT 3 2ND ADD BLK 3, LOT 20	5980 32ND AVE N	224.47
	EXTON PA 193411157			

SAS805R

8/27/24 9:08:17:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-12-2024

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ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1662 81128	BALTIC HOMES LLC 333 3RD AVE N STE 417	11 32 16 85284 001 0150 STEPHENSON MANOR UNIT 1 BLK A, LOT 15	2563 ROY HANNA DR S	184.38
SAINT PETERSBURG FL 337013899				
LCA 1662 81129	BRISCOE, BRENTON 12306 WILD PINE DR UNIT B HOUSTON TX 770396450	25 31 16 90936 000 0122 TIFANY'S ADD S 40FT OF LOT 12	1031 11TH ST S	184.38

TOTAL NUMBER OF ASSESSMENTS: 30

TOTAL ASSESSMENT AMOUNT: 6,774.19

SAS805R

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1662 ("LCA 1662") 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.1662 ("LCA 1662") 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.1662 ("LCA 1662") 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 1662 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:



00763564

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Fiscal Year 2025 Tentative Budget and Proposed Millage Rate
Please scroll down to view the backup material.



J-3




OFFICE OF THE MAYOR

CITY OF ST. PETERSBURG

KENNETH T. WELCH, MAYOR

MEMORANDUM
CITY OF ST. PETERSBURG

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

From: Mayor Kenneth T. Welch 

Date: August 30, 2024

Subject: First Reading of FY25 Tentative Budget/Appropriations Ordinance and Report of Changes from the Recommended Budget

Background: This report provides material for adoption of the tentative budget for FY25 and contains material related to the Public Hearing scheduled for September 12, 2024, at 6:00 PM in City Council Chamber. At that hearing, staff will present the first reading of the FY25 Budget/Appropriations Ordinance and certain material that is statutorily required to comply with the "Truth in Millage" (TRIM) law. Final action on the FY25 budget is scheduled to take place at the conclusion of the second Public Hearing scheduled for September 26, 2024, at 6:00 PM in City Council Chamber.

Explanation: The Recommended Budget for FY25 was submitted to City Council on July 11, 2024. In accordance with statutory requirements, two public hearings have been scheduled (September 12th and September 26th) to receive public comment on the FY25 budget. In preparation for the first Public Hearing, this report conveys the following material:

- Agenda for the September 12th Public Hearing - providing statutory requirements Attachment A
- Listing and description of all substantive changes made to both projected revenues and anticipated expenditures for FY25 since submission of the Recommended Budget on July 11, 2024 Attachment B
- Resolution which adopts the proposed millage rate of 6.4525 mills Attachment C

- Recommended Budget/Appropriations Ordinance Attachment D
- Resolution which adopts the Recommended Budget/Appropriations Ordinance as the tentative budget at the first Public Hearing Attachment E

Adoption of Proposed Millage and Rolled Back Rate

The proposed aggregate millage rate adopted by City Council on July 18, 2024, was 6.4525 mills. The Recommended FY25 Budget included that proposed millage rate of 6.4525 which represents a 6.13% increase from the rolled back rate of 6.0796 mills. The rolled back rate is the rate that will generate approximately the same amount of revenue as the prior year given the current assessed property values (with exclusions provided by State Statute including new construction, newly annexed properties, etc.). City policy provides that ad valorem revenue will be estimated at 96% to allow for early payment discounts, uncollectibles, and value adjustment board revisions.

The proposed millage rate of 6.4525, which provides ad valorem revenue of \$218.424 million, along with the times and dates for the public hearings are advertised by the Pinellas County Property Appraiser via TRIM notices mailed to all property owners. Revenues and expenditures are detailed in the Recap of Changes (Attachment B). At this first Public Hearing, Council will adopt the proposed millage rate, which cannot exceed the advertised millage rate of 6.4525 without taxpayer notification by mail, at the city's expense (s. 200.065(2)(d), F.S.). Council, can however, reduce the millage rate from the 6.4525 provided in the TRIM notices without additional notification or expense.

Council will also be asked to approve changes to the Recommended Budget which have occurred subsequent to July 11, 2024 and approve the FY25 Tentative Budget which includes these changes. State Statutes require a very specific format for the adoption process which is provided in the Agenda shown in Attachment A.

General Information

Several important points may be helpful to Council members in reviewing the attached material. First, the recommended ordinance sets appropriation levels for the General Fund, Special Revenue Funds, Enterprise Funds, Debt Service Funds, and for transfers between funds. It appropriates all Capital Project Funds for FY25, as provided for in the Recommended Capital Improvement Program with any proposed adjustments. Additionally, the Ordinance sets appropriations for Dependent Special Districts and establishes authorization levels for each of the City's Internal Service Funds. For Internal Service Funds only the portion of funding provided from fund balance or other external funding sources to partially offset operational cost (if any) is included in the appropriation. The remaining portion of the Internal Service Funds does not require formal appropriation inasmuch as they are funded through charges to those departments which use their services. Setting an authorization level allows Council to establish a funding level for each internal service operation while avoiding duplicate appropriations.

Subsequent to development of the Recommended Budget, staff has continued to monitor revenue sources and evaluate both departmental budget requests and expenditure needs. As a result, changes are proposed in many funds. A summary of all of the changes is shown on the attached "Recap of Changes in the Recommended Budget for the Proposed Ordinance," Attachment B.

Recommendation/Action Required

It is recommended that City Council adopt the proposed millage rate of 6.4525 according to F.S. 200.065 and then approve the Recommended FY25 Budget/Appropriations Ordinance on first reading. It is further recommended that City Council approve the resolution adopting the Recommended FY25 Budget/Appropriations Ordinance (as modified by the changes presented in Attachment B) as the tentative budget for the City of St. Petersburg for fiscal year ending September 30, 2025. Final action on the FY25 budget will occur at the conclusion of the September 26th Public Hearing.

ATTACHMENT A

**FIRST PUBLIC HEARING ON THE FISCAL YEAR 2025 MILLAGE RATE AND BUDGET
CITY OF ST. PETERSBURG, FLORIDA**

City Council Chamber
St. Petersburg City Hall
Thursday, September 12, 2024
6:00 P.M.

AGENDA

- | | | |
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| 1. Call to Order; Opening of Public Hearing; Announcement of Purpose of Public Hearing. | Honorable Chair
Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: This is the start of the first public hearing on the Fiscal Year 2025 millage rate and budget. The purpose of this public hearing is to discuss the Mayor’s Recommended Budget, approve a Proposed Millage Rate, and approve the Recommended Budget/Appropriations Ordinance for Fiscal Year 2025 as the tentative budget for Fiscal Year 2025. Prior to public comment, the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. That issue will be discussed by the Mayor and his staff after the title to the Budget/Appropriations Ordinance is read. |
| 2. First Reading of Budget/ Appropriations Ordinance Title. | City Clerk | Read title of Budget/ Appropriations Ordinance. |
| 3. Introductory Remarks. | Mayor Kenneth
T. Welch | General remarks. |
| 4. Presentation on the Tentative FY 2025 Budget and rolled-back rate. | Budget Director
Liz Makofske | Brief power point presentation. First substantive issue to be discussed is the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any. The proposed millage is 6.4525. This rate represents an increase of 6.13% over the rolled-back rate of 6.0796. <i>FS 200.065 (2)(e)</i> . The reasons for the increase should be discussed at this point. |
| 5. Receipt of Public Comment. | Honorable Chair
Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: This is the beginning of the public comment portion of the hearing. The general public shall be allowed to speak and ask questions prior to the adoption of the proposed millage rate and tentative budget by City Council. <i>FS 200.065(2)(e)</i> . |
| 6. Close Public Comment. | Honorable Chair
Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: The public comment portion of the hearing is now closed. |

ATTACHMENT A

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|-----|---|---------------------------------------|--|
| 7. | Council Comments, Discussion and Consideration of amendments to the Mayor's Recommended Budget. | Mayor and Council | If Council amends the Mayor's Recommended Budget so that there will be a requirement for there to be a change in the millage go to step 8, otherwise go to step 9. |
| 8. | Re-compute proposed millage rate if necessary. | Budget Staff | Compute proposed millage rate and make changes to resolutions and Budget/Appropriations Ordinance as required. <i>FS 200.065(2)(c)</i> |
| 9. | Announcement of proposed millage rate compared to the rolled-back rate. | Honorable Chair Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: The proposed millage rate for the City of St. Petersburg is 6.4525 mills which is a 6.13% increase over the rolled-back rate of 6.0796 mills. |
| 10. | Approve millage resolution. | City Council | Approve resolution setting proposed millage rate. This must be done before adopting tentative budget and must have a separate vote. <i>FS 200.065 (2)(d) & (e)</i> |
| 11. | Motion to approve Recommended Budget/Appropriations Ordinance on first reading and Resolution to approve the Budget/Appropriations Ordinance, as passed on first reading, as the tentative budget for the City of St. Petersburg. | City Council | <p>Adopt Mayor's Recommended Budget (with any amendments that have been approved) as the tentative budget in two steps.</p> <p style="margin-left: 40px;">a) Motion to pass the Recommended Budget/Appropriations Ordinance (as amended if amended) for the City of St. Petersburg Fiscal Year ending September 30, 2025 on first reading.</p> <p style="margin-left: 40px;">b) Motion to approve resolution adopting the Recommended Budget/Appropriations Ordinance, as passed on first reading, as the tentative budget for the City of St. Petersburg Fiscal Year ending September 30, 2025.</p> |
| 12. | Announcement of Date, Time, and Place of final public hearing. | Honorable Chair Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: The final public hearing on the Fiscal Year 2025 millage rate and budget shall be on September 26, 2024, 6:00 p.m. in the City Council Chamber of City Hall. |
| 13. | Closing of first public hearing. | Honorable Chair Deborah Figgs-Sanders | PUBLICLY ANNOUNCE: The first public hearing on the Fiscal Year 2025 millage rate and budget is now closed. |

ATTACHMENT A

EXCERPTS FROM F.S. 200.065:

Paragraph (2)(c): "Within 80 days of the certification of value pursuant to subsection (1), but not earlier than 65 days after certification, the governing body of each taxing authority shall hold a public hearing on the tentative budget and proposed millage rate. Prior to the conclusion of the hearing, the governing body of the taxing authority shall amend the tentative budget as it sees fit, adopt the amended tentative budget, recompute its proposed millage rate, and publicly announce the percent, if any, by which the recomputed proposed millage rate exceeds the rolled-back rate computed pursuant to subsection (1). That percent shall be characterized as the percentage increase in property taxes tentatively adopted by the governing body."

Paragraph (2)(e): "1. In the hearings required pursuant to paragraphs (c) and (d), the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. During such discussion, the governing body shall hear comments regarding the proposed increase and explain the reasons for the proposed increase over the rolled-back rate. The general public shall be allowed to speak and to ask questions prior to adoption of any measures by the governing body. The governing body shall adopt its tentative or final millage rate prior to adopting its tentative or final budget."

ATTACHMENT B

RECAP OF CHANGES BETWEEN THE RECOMMENDED AND 1ST HEARING

** CHANGES IN REVENUES **

General Operating Fund	Recommended	CHANGE	Tentative	REASONS
Economic and Workforce Development Department	50,092	(50,092)	0	A decrease of \$50,092 in revenue, as funding from the Innovation District to cover 50% of a full-time Economic Development Analyst position is no longer occurring.
Parks and Recreation	10,260,861	233,967	10,494,828	An increase of \$233,967 in revenue due to the FY25 JWB Agreement amount (\$248,029) being greater than the amount in the FY25 Recommended Budget and a slight decrease in the annual agreement with the Florida Department of Health (\$14,062).
Police	9,122,359	73,468	9,195,827	An increase of \$73,468 in revenue budget due to the receipt of a FDLE grant for Project Safe Neighborhood Project.

Total General Fund Revenue	393,338,055	257,343	393,595,398
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** CHANGES IN REQUIREMENTS **

General Operating Fund	Recommended	CHANGE	Tentative	REASONS
Budget and Management	7,978,870	500,000	8,478,870	An increase of \$500,000 in budget due to the increase in the transfer from the General Fund to the Economic Stability Fund (ESF) per the City Council Committee of the Whole Meeting on August 22nd. This increases the total transfer to the ESF Fund in FY25 to \$1 million.
Codes Compliance	4,216,807	(4,739)	4,212,068	A decrease of \$4,739 in budget due to FY24 position transactions removing two Codes Investigators (\$129,485) and adding two Community Service Representatives (\$124,746).
Economic and Workforce Development Department	4,873,556	(100,185)	4,773,371	A decrease of \$100,185 in budget due to the removal of a full-time Economic Development Analyst position in FY24. This new position was to be jointly funded by the Innovation District (50/50).
Engineering and Capital Improvements	5,550,583	(4,116)	5,546,467	A decrease of \$4,116 in budget due to the removal of a full-time Construction Inspection Supervisor position in FY24 (\$67,707) and an increase of \$63,591 in project burden.
Human Resources	4,996,841	51,501	5,048,342	An increase of \$51,501 in budget due to FY24 position transaction changes including changing a Human Resources Specialist position to a Workplace Culture Manager position.
Library	10,370,387	(66,138)	10,304,249	A decrease of \$66,138 in budget due to FY24 position transactions removing one part-time Librarian I (\$48,005), one full-time Librarian Assistant I (\$43,498), and one Librarian Assistant II (\$96,227) positions, and adding two full-time Librarian I positions (\$121,592).
Mayor's Office	7,545,023	(21,353)	7,523,670	An decrease of \$21,353 in budget due to FY24 position transaction changes including changing the St. Pete Service Center Director position to a St. Pete Service Center Manager position. \$100,000 of the \$500,000 budgeted for Literacy/STEAM programs in FY25 was reallocated for programming at the USF Marine Science Center at Clam Bayou.
Parks and Recreation	55,309,071	233,967	55,543,038	An increase of \$233,967 in budget due to the FY25 JWB Agreement amount (\$248,029) being greater than the amount in the FY25 Recommended Budget and a slight decrease in the annual agreement with the Florida Department of Health (\$14,062).
Police	160,250,197	111,363	160,361,560	An increase in budget of \$111,363 due to the receipt of a FDLE grant for Project Safe Neighborhood Project (\$73,468) and the addition of four part-time School Crossing Guard positions (\$48,771), which are partially offset by a decrease of \$10,876 due to FY24 position transaction changes.
Stormwater, Pavement and Traffic Operations	10,088,902	40,896	10,129,798	An increase of \$40,896 in budget due to FY24 position transaction changes.
Contingency	2,000,000	(483,853)	1,516,147	This item is the net change in contingency needed to balance the General Fund.

Total General Fund Requirements	393,338,055	257,343	393,595,398
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ATTACHMENT B

RECAP OF CHANGES BETWEEN THE RECOMMENDED AND 1ST HEARING

OTHER FUNDS

** CHANGES IN REVENUES **

Fund	Recommended	CHANGE	Tentative	REASONS
Economic Stability Fund (0008)	1,390,500	500,000	1,890,500	An increase of \$500,000 in revenue due to the increase in the transfer from the General Fund to the Economic Stability Fund .
South St. Petersburg Redevelopment District Fund (1104)	18,141,054	(335,045)	17,806,009	The County revenue portion was reduced by \$335,045 to align with expected County revenues as a result of the proposed County millage rate reduction.
Downtown Redevelopment District Fund (1105)	21,522,349	(413,651)	21,108,698	The County revenue portion was reduced by \$413,651 to align with expected County revenues as a result of the proposed County millage rate reduction.
Water Resources Operating Fund (4001)	215,562,996	124,413	215,687,409	Rate revenue updated to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024. Water Sales revenue increased \$2,135,551, Wastewater decreased \$1,953,020, Reclaimed increased \$408,236, Wholesale Sewer decreased \$140,657, Wholesale Water decreased \$335,597, and Miscellaneous revenue increased \$9,900.
Stormwater Utility Operating Fund (4011)	35,688,943	5,813,432	41,502,375	Rate revenue updated to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024. The Stormwater Utility rate adjustment will be 25% for FY25 or \$5,813,432 more than what was anticipated in the prior rate plan.
Stormwater Debt Service Fund (4012)	3,531,347	254,729	3,786,076	Debt Service revenue updated to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024.
Sanitation Operating Fund (4021)	62,769,191	1,187,477	63,956,668	Rate revenue updated to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024. Sanitation revenue increased \$1,187,477.
Sanitation Equipment Replacement Fund (4027)	1,185,000	(40,444)	1,144,556	Revenue updated to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024. Sanitation equipment replacement revenue decreased \$40,444.

** CHANGES IN REQUIREMENTS **

Fund	Recommended	CHANGE	Tentative	REASONS
South St. Petersburg Redevelopment District Fund (1104)	18,141,054	(335,045)	17,806,009	A decrease in budget due to a reduction in estimated TIF revenues as a result of the proposed County millage rate reduction (\$335,045).
Building Permit Special Revenue Fund (1151)	13,578,318	156,504	13,734,822	An increase of \$156,504 in budget due to FY24 position transaction changes including adding a full-time Codes and Permit Lead Technician.
Water Resources Operating Fund (4001)	221,279,014	661,802	221,940,816	An increase of \$661,802 in budget due to FY24 position transaction changes (\$36,278) and an increase of \$625,524 in the Tampa Bay Water commodities to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024.
Stormwater Utility Operating Fund (4011)	41,126,652	311,430	41,438,082	An increase of \$311,430 in budget due to FY24 position transaction changes (\$56,701) and an increase of \$254,729 due to the transfer to the Debt Service to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024.
Stormwater Debt Service Fund (4012)	3,531,347	254,729	3,786,076	An increase of \$254,729 in budget to match the FY25 Utility Rate Study, conducted in FY24 and presented to City Council on August 15, 2024.
Albert Whitted Airport Fund (4031)	1,838,678	16,500	1,855,178	An increase of \$16,500 in budget to act as match for airport scholarships per the City Council Committee of the Whole Meeting August 22nd.
Fleet Management Fund (5001)	21,934,277	1,314	21,935,591	An increase of \$1,314 in budget due to FY24 position transaction changes.
Technology Services Fund (5011)	20,460,562	19,814	20,480,376	An increase of \$19,814 in budget due to FY24 position transaction changes.
Billing and Collections Fund (5201)	15,763,044	(2,173)	15,760,871	A decrease of \$2,173 in budget due to FY24 position transaction changes.

RECAP OF CHANGES BETWEEN THE RECOMMENDED AND 1ST HEARING

CAPITAL IMPROVEMENT FUNDS

**** CHANGES IN REVENUES ****

Fund	Recommended	CHANGE	Tentative	REASONS
Bicycle Pedestrian Safety Capital Improvements Fund (3004)	2,604,863	(125,000)	2,479,863	A decrease of \$125,000 in revenue due to the Complete Streets Implementation Plan Update Project originally planned in FY25, approved by City Council on August 8, 2024.

**** CHANGES IN REQUIREMENTS ****

Fund	Recommended	CHANGE	Tentative	REASONS
Bicycle Pedestrian Safety Capital Improvement Fund (3004)	2,604,863	(125,000)	2,479,863	A decrease of \$125,000 in budget due to the Complete Streets Implementation Plan Update Project originally planned in FY25, approved by City Council on August 8, 2024.
Multimodal Impact Fee Capital Improvement Fund (3071)	1,325,000	(150,000)	1,175,000	A decrease of \$150,000 in budget due to the Complete Streets Implementation Plan Update Project originally planned in FY25, approved by City Council on August 8, 2024.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A PROPOSED
MILLAGE RATE FOR THE FISCAL YEAR
ENDING SEPTEMBER 30, 2025; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the amounts of money necessary to be raised from taxation to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2025 have been tentatively determined.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that it has been determined that in order to raise and produce the funds necessary to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2025, there is hereby levied for said year, the various taxes set out in Sections 1 and 2, inclusive of this Resolution, to wit:

SECTION 1. The proposed millage rate for the fiscal year ending September 30, 2025, is hereby fixed and adopted at 6.4525 mills on the dollar of the assessed value of property of every kind liable for or subject to taxation by the City of St. Petersburg, Florida.

SECTION 2. The proposed millage rate referred to in the preceding Section shall be levied for the following purposes:

<u>Purpose</u>	<u>Mills</u>
General Fund Operating Levy	6.4525

SECTION 3. The proposed millage rate adopted herein represents an increase of 6.13% over the rolled back rate of 6.0796 mills computed pursuant to the TRIM Act (Section 200.065, Florida Statutes, as amended).

This Resolution shall become effective immediately upon its adoption.

LEGAL:

BUDGET:



00764191



ATTACHMENT D

ORDINANCE NO. 592-H

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; MAKING APPROPRIATIONS FOR THE PAYMENT OF THE OPERATING EXPENSES OF THE CITY OF ST. PETERSBURG, FLORIDA, INCLUDING ITS UTILITIES, AND FOR THE PAYMENT OF PRINCIPAL AND INTEREST OF REVENUE BONDS, AND OTHER OBLIGATIONS OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE DEPENDENT SPECIAL DISTRICTS OF THE CITY OF ST. PETERSBURG, FLORIDA; ADOPTING THIS APPROPRIATIONS ORDINANCE AS THE BUDGET FOR THE CITY OF ST. PETERSBURG, FLORIDA FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That for payment of operating expenses and obligations of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2025, there is hereby appropriated out of any money in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies shown in the following schedules:

OPERATING FUNDS

GENERAL FUND

Police	160,361,560
Fire Rescue	47,320,372
Community Enrichment Administration	66,161,302
General Government Administration	77,901,871
Public Works Administration	16,887,740
City Development Administration	15,355,246
Housing and Neighborhood Affairs Administration	<u>9,607,307</u>
Total – General Fund	\$393,595,398

GENERAL FUND RESERVE

Affordable Housing	849,000
Preservation Reserve	<u>45,000</u>
Total – General Fund Reserve	\$894,000

ENTERPRISE FUNDS

Water Resources	221,940,816
Water Cost Stabilization	1,500,000

ATTACHMENT D

Water Equipment Replacement	2,957,624
Stormwater Utility	41,438,082
Stormwater Equipment Replacement	2,141,415
Sanitation	60,814,632
Sanitation Equipment Replacement	2,150,000
Parking Revenue	10,542,982
Mahaffey Theater	1,345,580
Pier	8,816,213
Coliseum	1,182,258
Sunken Gardens	3,181,323
Tropicana Field	3,925,429
Airport	1,855,178
Marina	4,631,499
Golf Course	6,760,503
Jamestown	1,039,716
Port	<u>708,362</u>
Total – Enterprise Funds	\$376,931,612

SPECIAL REVENUE FUNDS

Emergency Medical Services	23,562,525
Local Housing Assistance (SHIP)	2,766,645
School Crossing Guard	450,000
Weeki Wachee	130,000
Professional Sports Facility Sales Tax	1,932,135
South St. Pete Redevelopment District	17,806,009
Downtown Redevelopment District	5,965,688
Assessments Revenue	11,744
Grant Funds (CDBG, HOME, ESG, NSP)	3,035,275
Miscellaneous Donation Funds	250,000
Building Permit Special Revenue Fund	13,734,822
Law Enforcement State Trust	92,326
Federal Justice Forfeiture	65,975
Arts in Public Places	<u>53,520</u>
Total – Special Revenue Funds	\$69,856,664

INTERNAL SERVICE FUND RESERVES

Fleet	136,046
Municipal Office Buildings	657,743
Technology Services	774,696
Supply Management	158,787
Health Insurance	1,535,862
Commercial Insurance	282,347
Billing and Collections	<u>176,989</u>
Total – Internal Service Fund Reserves	\$3,722,470

ATTACHMENT D

DEBT SERVICE FUNDS

JP Morgan Chase Revenue Notes	2,777,945
Banc Of America Leasing & Capital LLC	226,100
PNC Debt	1,932,135
Public Service Tax Debt	5,666,363
Water Resources Debt	41,530,396
Stormwater Debt Service	3,786,076
Sanitation Debt Service	<u>1,288,250</u>
Total – Debt Service Funds	\$57,207,265

TOTAL – OPERATING BUDGET APPROPRIATIONS **\$902,207,409**

SECTION 2. For the payment of capital improvements as set forth in the Capital Improvement Program (CIP) of the City of St. Petersburg, Florida for the fiscal year ending September 30, 2025, there is hereby appropriated from the monies in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies as shown in the following schedules:

CAPITAL IMPROVEMENT FUNDS

GENERAL CAPITAL IMPROVEMENT

Coliseum Ballroom Floor and Substructure Upgrade	950,000
Infrastructure to be Determined	194,459
Municipal Office Buildings Repairs and Improvements	3,350,000
Business District Placemaking and Streetscaping	100,000
Pier Head Bathroom Renovations	125,000
Pier Kiosks for Marketplace	240,000
Pier Upgrade Doors at Pier Head	200,000
Ferry Dock	<u>200,000</u>
General Capital Total	\$5,359,459

HOUSING CAPITAL IMPROVEMENT

Affordable/Workforce Housing	1,024,000
Construction Warranty	40,000
Legal Expense	<u>25,000</u>
Housing Capital Total	\$1,089,000

PUBLIC SAFETY CAPITAL IMPROVEMENT

Police Take Home Vehicles	480,000
Public Safety Training Facility	<u>3,000,000</u>
Public Safety Total	\$3,480,000

CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENT

157126 17 th Street N over Booker Creek	500,000
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ATTACHMENT D

157127 Burlington Avenue over Booker Creek	200,000
157189 Overlook Drive Northeast over Smacks Bayou	1,200,000
157408 62 nd Avenue South at Maximo	500,000
Bridge Life Extension Program	1,500,000
Affordable Housing Land Acquisitions	1,750,000
Neighborhood Partnership Grants	75,000
Sanitary Sewer Annual Pipe CIPP Lining Program	4,000,000
Sanitary Sewer Annual Pipe Repair and Replacement	3,000,000
Alley and Roadway Reconstruction – Brick	100,000
Alley Reconstruction – Unpaved	200,000
Curb Replacement/Ramps	400,000
School Zone Upgrades	300,000
Sidewalk Reconstruction	1,300,000
Street and Road Improvements	6,500,000
Complete Streets (Also in Multimodal Impact)	400,000
Neighborhood Transportation Management Program	150,000
Sidewalks – Expansion Program	350,000
Sidewalks – Neighborhood and ADA Ramps	350,000
Seawall Renovation and Replacement	1,500,000
Transfer to Debt Service Fund (Bridge)	<u>830,524</u>
Citywide Infrastructure Total	\$25,105,524

RECREATION AND CULTURE CAPITAL IMPROVEMENT

Athletic Facilities Improvements	200,000
Mahaffey Theater Improvements	400,000
General Library Improvements	175,000
Mirror Lake Community Library HVAC Replacement	677,900
Mirror Lake Community Library Water Intrusion	1,100,000
Mirror Lake Library Entry Step Replacement	20,000
Park Facilities Improvements	350,000
Parks Lighting Improvements	100,000
Play Equipment Replacement	800,000
Preserve Improvements	100,000
Swimming Pool Improvements	400,000
Recreation Center Improvements	300,000
Sunshine Center HVAC and Window Replacement	1,900,000
Sunken Gardens Waterproofing and Painting Upgrades	600,000
Transfer to Debt Service Fund (Shore Acres/Main Library)	<u>1,502,776</u>
Recreation and Culture Total	\$8,625,676

CITY FACILITIES CAPITAL IMPROVEMENT

City Facility HVAC Replacement/Upgrade	200,000
City Facility Roof/Waterproofing	650,000
Jamestown Complex – Upgrade Roofing	210,000
Fire Facilities Major Improvements	150,000
Fire Station 3 HVAC Replacement	1,000,000

ATTACHMENT D

Transfer Repayment Debt Service (Jamestown Renovation)	<u>196,700</u>
City Facilities Total	\$2,406,700

MULTIMODAL IMPACT FEES CAPITAL PROJECTS

Downtown Intersection and Pedestrian Facilities	250,000
Traffic Safety Program	125,000
28 th Street – 1 st Ave North to 13 th Ave North (Also in Bicycle/Pedestrian)	400,000
Complete Streets (Also in Citywide Infrastructure)	<u>400,000</u>
Multimodal Impact Fees Total	\$1,175,000

BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS

28 th Street – 1 st Ave North to 13 th Ave North (Also in Multimodal Impact)	760,046
28 th Street – 1 st Avenue N – Pinellas Trail	813,671
Central Avenue – 31 st to 34 th Streets	643,237
Pinellas Trail Neighborhood Connections	<u>262,909</u>
Bicycle/Pedestrian Safety Total	\$2,479,863

TAX INCREMENT FINANCING IMPROVEMENTS

Al Lang Stadium Improvements	<u>200,000</u>
Tax Increment Financing Capital Total	\$200,000

WATER RESOURCES CAPITAL PROJECTS

Computerized System Improvements	1,125,000
Water Distribution System Improvements	16,900,000
Water Resources Building Improvements	5,500,000
Lift Station Improvements	35,700,000
Sanitary Sewer Collection System	10,350,000
Water Reclamation Facilities Improvements	36,200,000
Reclaimed Water System Improvements	11,275,000
Water Treatment/Supply	2,330,000
Transfer WC Fees to Debt	<u>1,200,000</u>
Water Resources Total	\$120,580,000

STORMWATER DRAINAGE CAPITAL PROJECTS

Stormwater Pump Stations	300,000
Bartlett Lake/Salt Creek Pump Station	475,000
Local-Scale Stormwater Mitigation Projects	6,412,000
Master Plan Projects	500,000
Shore Acres Arizona Storm Drainage Improvements	1,000,000
Shore Acres Denver Storm Drainage Improvements	500,000
Connecticut Ave NE and Vicinity Resiliency Storm Drainage Improvements	3,500,000
Crescent Lake Water Quality Improvements	600,000
MLK South of Salt Creek to 32 nd Avenue South Storm Drainage Imps.	1,500,000
Shore Acres Flood Gate System	500,000
Stormwater Vaults and Backflow Preventers	3,588,000
FAC Equipment and Warehouse Replacement	<u>3,000,000</u>

ATTACHMENT D

Stormwater Drainage Total **\$21,875,000**

SANITATION CAPITAL PROJECTS

Yard Camera System Upgrade 130,000
Sanitation Total **\$130,000**

AIRPORT CAPITAL PROJECTS

Rehab Airfield Vault 686,000
Runway 7-25 Improvements for Current Critical Aircraft 160,000
Airport Total **\$846,000**

MARINA CAPITAL IMPROVEMENT

Marina Facility Improvements 200,000
Marina Piling Replacement 200,000
North Basin Development 100,000
Marina Total **\$500,000**

GOLF COURSE CAPITAL PROJECTS

Irrigation Pump Station Renovation 250,000
Mangrove Bay Maintenance Equipment Storage Replacement 765,000
Twin Brooks Golf Cart Path Paving 70,000
Golf Course Total **\$1,085,000**

DOWNTOWN PARKING CAPITAL IMPROVEMENT

Al Lang Parking Lot Resurfacing and Striping 600,000
MSC Garage Structure Renovation and Rehab 2,200,000
New Meter Technology 200,000
New Meters Downtown 200,000
SouthCore Garage Lighting Upgrade 80,000
Trolley Purchase and Acquisition 250,000
Downtown Parking Total **\$3,530,000**

TOTAL CIP FUNDS **\$198,467,222**

SECTION 3. For dependent districts of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2025, there are hereby appropriated from the monies and revenues of said districts the sum of monies shown on the following schedule:

DEPENDENT DISTRICTS

Health Facilities Authority 4,000
Total – Dependent Districts **\$4,000**

ATTACHMENT D

SECTION 4. Within the appropriations in Section 1, the following allocations are authorized:

INTERNAL SERVICE ALLOCATIONS

Fleet Management	21,799,545
Equipment Replacement	8,943,069
Municipal Office Buildings	5,210,525
Technology Services	19,705,680
Technology and Infrastructure	609,592
Supply Management	648,000
Health Insurance	66,176,390
Life Insurance	1,077,640
General Liabilities Claims	3,119,706
Commercial Insurance	10,623,514
Workers' Compensation	9,089,986
Billing and Collections	<u>15,583,882</u>
Total – Internal Services	\$162,587,529

COMMUNITY SUPPORT ALLOCATIONS

Pinellas Safe Harbor	150,000
Social Action Funding Program	700,000
Homeless Leadership Alliance of Pinellas Board	25,000
Westcare Opioid Addiction Program	100,000
Westcare Turning Point	125,000
Pinellas Hope	215,000
St. Vincent de Paul	148,633
Rapid Rehousing	400,000
Neighborly Care Network (Meals on Wheels)	100,000
Childhood Homelessness Project (HLA of Pinellas)	260,000
Contingency	15,000
Keep Pinellas Beautiful	15,000
Neighborhood Partnership Matching Grants	35,000
Mayors Tree Mini Grant Program	100,000
Mayors Mini Grant Program	15,000
Storm Drain Mural and Drains to the Bay	15,000
New Event(s) for FY25 (TBD) - CDA	15,000
New Year's Eve Fireworks	50,000
Localtopia	50,000
SoulFest	20,000
SPIFFS 50 th Anniversary	10,000
Arts Grants	550,000
Florida Orchestra	100,000
Museum of History	87,000
Palladium	250,000
Arts Conservatory for Teens (ACT)	50,000

ATTACHMENT D

Arts Micro-Grants	50,000
Warehouse Arts District Association	50,000
Microfund Program/Storefront Conservation/Commercial Revitalization	300,000
Main Streets Program	220,000
Economic Development Corporation	150,000
City/Chamber Greenhouse Partnership	150,000
Qualified Target Industry Commitments	50,000
Grow Smarter Eco Dev and Workforce Initiative	200,000
Business Recruitment Event Aid	40,000
Business Corridor Support Program	30,000
Youth Employment/Mayor's Future Ready Academy	1,000,000
Citywide Workforce Development Programming	200,000
Aid to Gov't Agencies – Luncheons/Conferences	5,000
Aid to Private Organizations – Sponsor/Donation	15,000
MLK Festival	150,000
Safer Neighborhood for All Program	231,000
Community Impact Grants and Programs	231,000
Youth Development Grants	450,000
USF Marine Science Center at Clam Bayou	100,000
Literacy/STEAM Programs	400,000
Cohort of Champions and My Brothers and Sisters Keeper	199,500
Hidden Voices	100,000
STEP Program	53,500
2020 Administrative Funding (Wrap Around)	35,000
Pinellas Opportunity Council Wrap Around Services	30,000
Florida State Minority Supplier Diversity Corp/Minority Enterprise Development	5,000
New Event(s) for FY25 (TBD) - Procurement	3,000
Cross Bay Ferry	306,000
Downtown Looper	20,000
Carter G. Woodson Museum	107,000
Juneteenth	10,000
USF Fellows Program	18,000
Reads to Me	50,000
Healthy Neighborhood Store Program	<u>245,000</u>
Total – Community Support	\$8,804,633
Subsidies:	
Mahaffey Theater	684,500
Pier	1,497,000
Coliseum	600,500
Tropicana Field	2,219,420
Port	255,000
Jamestown	<u>411,000</u>
Total – Subsidies	\$5,667,420

ATTACHMENT D

Debt and Transfers:

Debt	3,375,859
Affordable Housing	500,000
Economic Stability	1,000,000
Capital Improvement Funds	3,496,459
Tax Increment Funds	<u>24,484,727</u>
Total – Debt and Transfers	\$32,857,045

Contingency **\$1,516,147**

Total – Non-Departmental \$48,845,245

SECTION 5. The following categories are established as committed fund balances for future appropriation in the General Fund. The final amount will be determined subsequent to year-end when the actual results and ending balances for all funds has been determined. Commitment amounts can be changed by a resolution of City Council in accordance with the City Charter:

Operating Re-appropriations - Funds that are rolled over for purchases that could not be made in the previous year due to timing or other issues.

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

Qualified Target Industry (QTI) Tax Refund Program - This category was established to provide the City's share of payments over the next five years for the QTI program, which provides funds to local businesses for the purpose of stimulating economic growth and employment.

Local Agency Program (LAP) - This category was established to provide the City's share of commitments for maintenance of City roads and trails as a result of grant agreements with the Florida Department of Transportation (FDOT).

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

Seagrass Mitigation Bank - This category was established to provide the City's measure of financial assurances to the United States Army Corps of Engineers that the Seagrass Mitigation Bank will be constructed and implemented in accordance with the terms and plans set forth in the federal permit pursuant to the Mitigation Banking Instrument for the North Shore Park Seagrass Mitigation Bank.

These commitment categories are effective as of the date of this Ordinance which is prior to the end of the Fiscal Year 2024.

SECTION 6. After the effective date of this Ordinance, changes to the allocation amounts listed in Section 4 may be accomplished in the same manner as changes to appropriations pursuant to City Charter Section 3.14.

SECTION 7. This Ordinance is related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget. Therefore, a business impact estimate was not required and was not prepared for this Ordinance.

ATTACHMENT D

SECTION 8. This Ordinance is hereby adopted as the budget for the City of St. Petersburg for the fiscal year ending September 30, 2025.

SECTION 9. In the event this Ordinance, or any line item, is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance, or any line item, is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

DEPARTMENT:


00764309



RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE
TENTATIVE BUDGET FOR THE FISCAL
YEAR ENDING SEPTEMBER 30, 2025; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a public hearing has been held on September 12, 2024, at 6:00 P.M. on the tentative budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby adopts Ordinance No. 592-H as passed on first reading, which includes the Mayor's amendments to the recommended budget, as the tentative budget for the fiscal year ending September 30, 2025.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00764323

BUDGET:



First Public Hearing Fiscal Year 2025 Budget

September 12, 2024





Fiscal Year 2025 Budget

- First Reading of FY25 Budget Ordinance
- Budget presentation
 - Including proposed changes to the Mayor's Recommended Budget
- Public Input
- Proposed Property Tax Millage Rate/Rolled Back Rate Resolution
- FY25 Tentative Budget/Appropriation Ordinance
- FY25 Tentative Budget Resolution



Fiscal Year 2025 – Rolled Back Rate

Rolled Back Rate	6.0796
Proposed Millage Rate (set July 18, 2024)	6.4525
Increase from Rolled Back Rate	6.13%
FY24 Ad Valorem Revenue (adopted budget)	\$197,790,620
FY25 Ad Valorem Revenue (tentative budget)	\$218,424,029
Increase in Ad Valorem Revenue	\$20,633,409



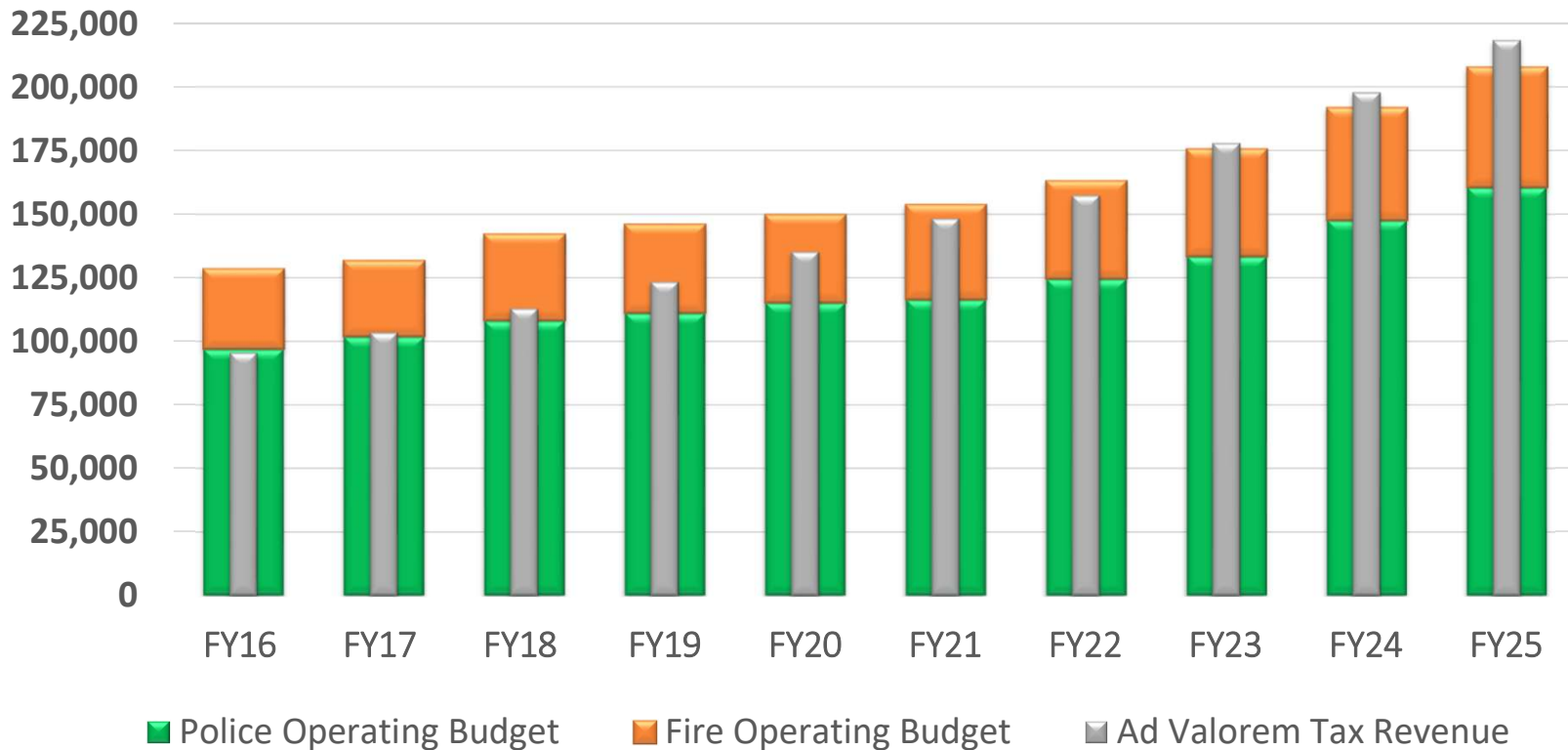
Reasons for Ad Valorem Tax Revenue Increase

- Maintaining or increasing investments in key strategic initiatives within each of the five Pillars for Progress:
 - Education and Youth Opportunities
 - Equitable Development, Arts, & Business Opportunities
 - Neighborhood Health and Safety
 - Housing Opportunities for All
 - Environment, Infrastructure, and Resilience
- The increase in ad valorem tax is based on a 10.78% increase in 2024 taxable property values over 2023



Property Taxes and Public Safety Costs

Ad Valorem Revenue vs. Public Safety Cost



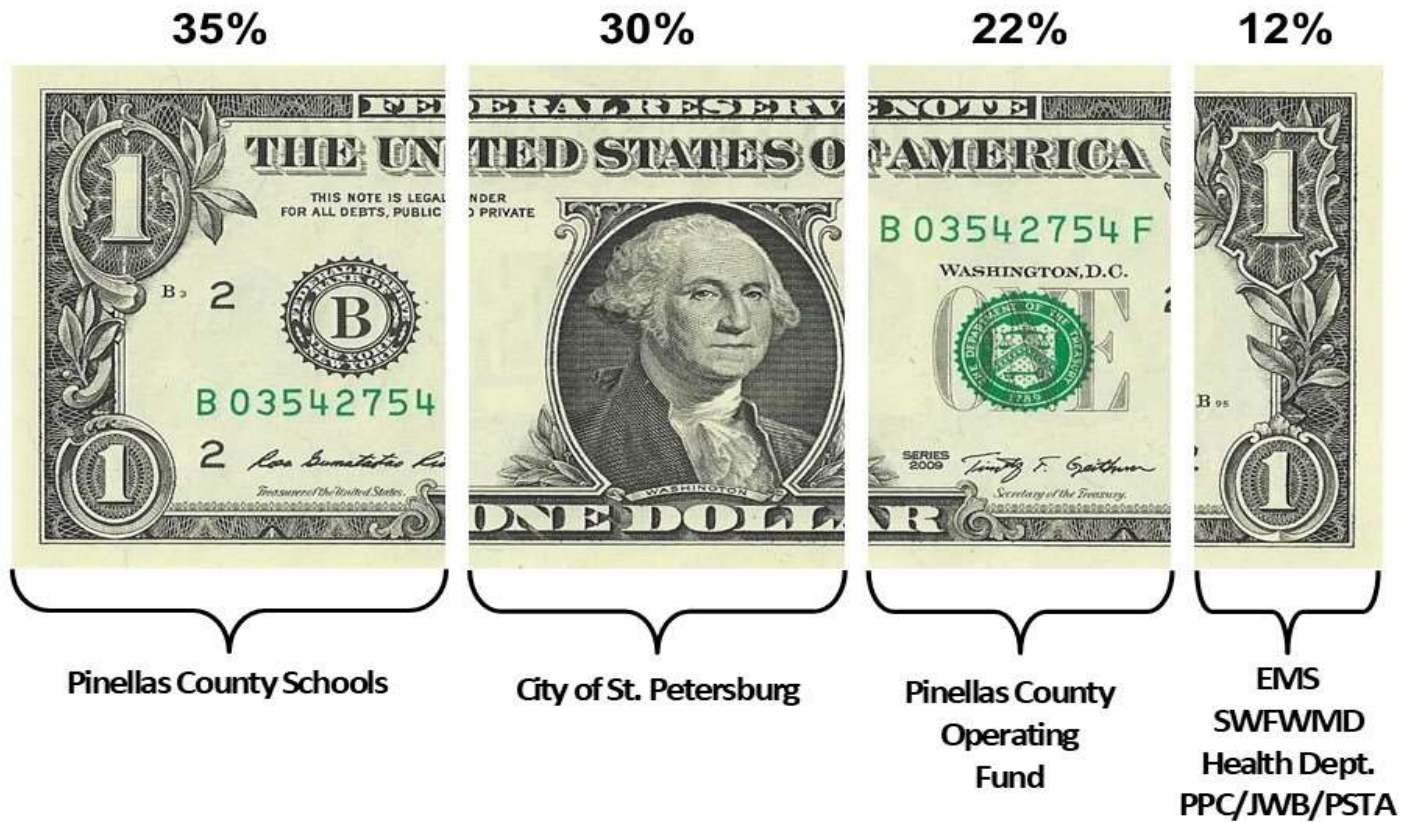


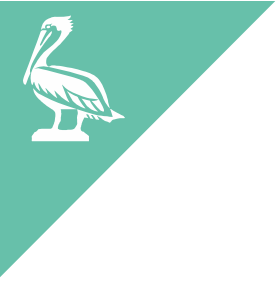
Millage Rate Calculation

Gross Taxable Property Value	\$35,261,531,267
96% of Gross Property Value	\$33,851,070,016
Value of One Mill @ 96% (A)	\$33,851,070
General Fund Requirements	\$393,595,398
Sources (other than Ad Valorem)	\$175,171,369
Required Ad Valorem Revenue (B)	\$218,424,029
Millage Levy Required (B/A)	6.4525



Property Tax Bill Breakdown



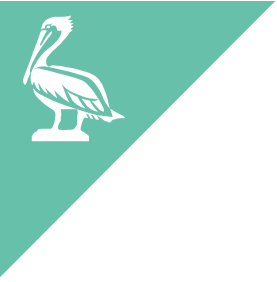


Revenue Changes General Fund



Revenue Changes – General Fund

General Fund			
Department	Recommended Budget	Proposed Change	Ordinance
Economic and Workforce Development	\$50,092	(\$50,092)	\$0
Parks and Recreation	\$10,260,861	\$233,967	\$10,494,828
Police	\$9,122,359	\$73,468	\$9,195,827
Total Revenue Change:		\$257,343	



Requirement Changes General Fund



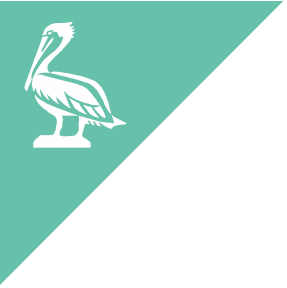
Requirement Changes – General Fund

General Fund			
Department	Recommended Budget	Proposed Change	Ordinance
Budget and Management	\$7,978,870	\$500,000	\$8,478,870
Codes Compliance	\$4,216,807	(\$4,739)	\$4,212,068
Economic and Workforce Development	\$4,873,556	(\$100,185)	\$4,773,371
Engineering and Capital Improvements	\$5,550,583	(\$4,116)	\$5,546,467
Human Resources	\$4,996,841	\$51,501	\$5,048,342
Library	\$10,370,387	(\$66,138)	\$10,304,249
Mayor's Office	\$7,545,023	(\$21,353)	\$7,523,670



Requirement Changes – General Fund Cont.

General Fund			
Department	Recommended Budget	Proposed Change	Ordinance
Parks and Recreation	\$55,309,071	\$233,967	\$55,543,038
Police	\$160,250,197	\$111,363	\$160,361,560
Stormwater, Pavement and Traffic Operations	\$10,088,902	\$40,896	\$10,129,798
Contingency	\$2,000,000	(\$483,853)	\$1,516,147
Total Requirement Change	\$393,338,055	\$257,343	\$393,595,398

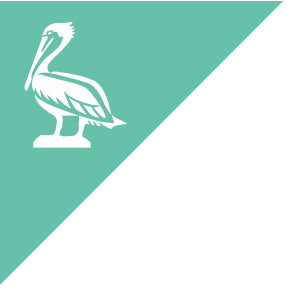


Revenue Changes Other Funds



Revenue Changes – Other Funds

Other Funds			
Fund	Recommended Budget	Proposed Change	Ordinance
Economic Stability	\$1,390,500	\$500,000	\$1,890,500
S. St. Pete Redevelopment District	\$18,141,054	(\$335,045)	\$17,806,009
Downtown Redevelopment District	\$21,522,349	(\$413,651)	\$21,108,698
Water Resources Operating	\$215,562,996	\$124,413	\$215,687,409
Stormwater Utility Operating	\$35,688, 943	\$5,813,432	\$41,502,375
Stormwater Debt Service	\$3,531,347	\$254,729	\$3,786,076
Sanitation Operating	\$62,769,191	\$1,187,477	\$63,956,668
Sanitation Equip. Replacement	\$1,185,000	(\$40,444)	\$1,144,556

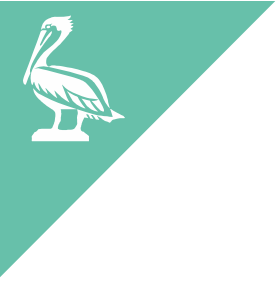


Requirement Changes Other Funds



Requirement Changes – Other Funds

Other Funds			
Fund	Recommended Budget	Proposed Change	Ordinance
S. St. Petersburg Redevelopment District	\$18,141,054	(\$335,045)	\$17,806,009
Building Permit Special Revenue	\$13,578,318	\$156,504	\$13,734,822
Water Resources Operating	\$221,279,014	\$661,802	\$221,940,816
Stormwater Debt Service	\$3,531,347	\$254,729	\$3,786,076
Stormwater Utility Operating	\$41,126,652	\$311,430	\$41,438,082
Albert Whitted Airport	\$1,838,678	\$16,500	\$1,855,178
Fleet Management	\$21,934,277	\$1,314	\$21,935,591
Technology Services	\$20,460,562	\$19,814	\$20,480,376
Billing and Collections	\$15,763,044	(\$2,173)	\$15,760,871

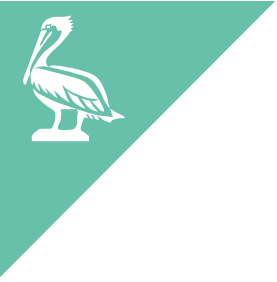


Capital Improvement Program Revenue Changes



Revenue Changes - CIP

CIP Funds			
Fund	Recommended Budget	Proposed Change	Ordinance
Bicycle Pedestrian Safety Capital Improvement	\$2,604,817	(\$125,000)	\$2,479,817



Capital Improvement Program Requirement Changes



Requirement Changes - CIP

CIP Funds			
Fund	Recommended Budget	Proposed Change	Ordinance
Bicycle Pedestrian Safety Capital Improvement	\$2,604,817	(\$125,000)	\$2,479,817
Multimodal Impact Fees Capital Improvement	\$1,325,000	(\$150,000)	\$1,175,000

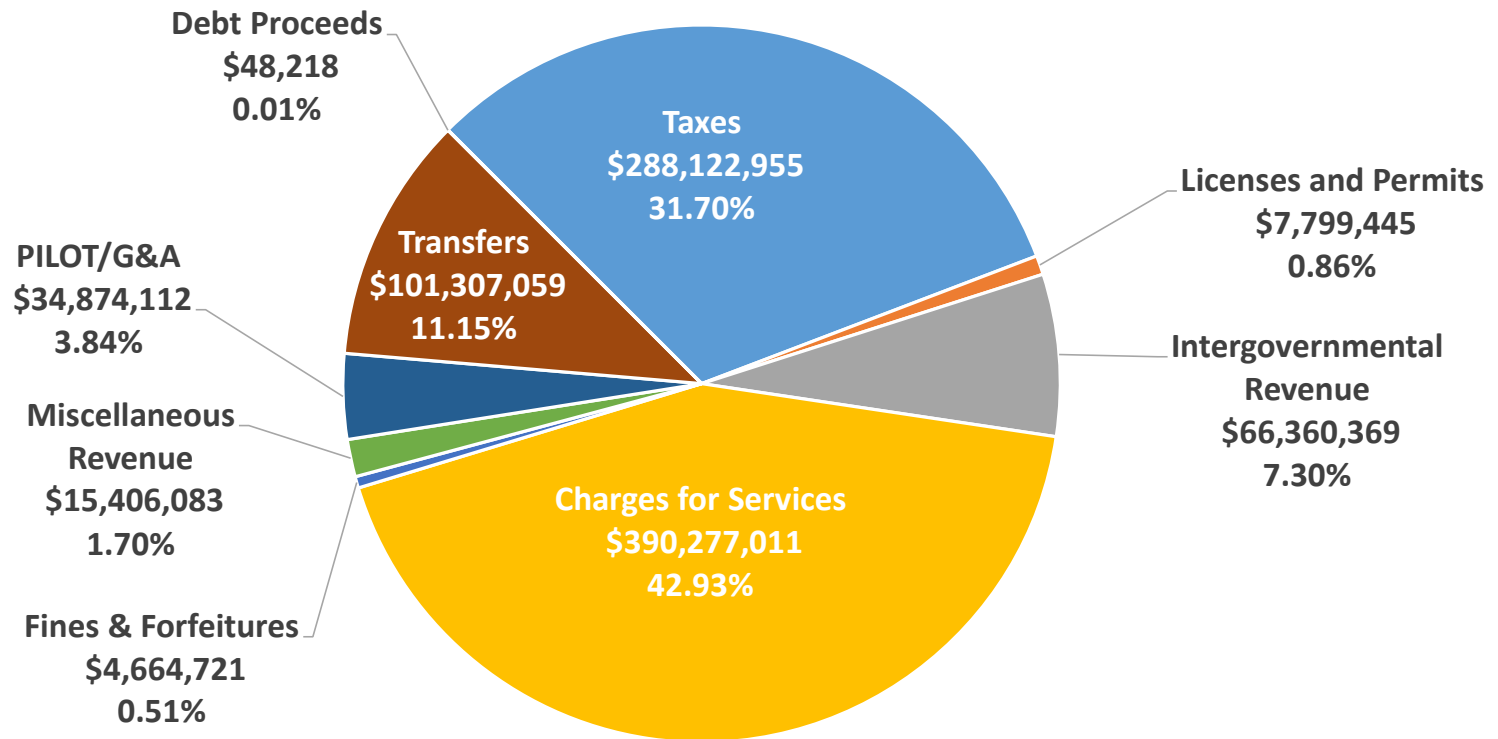


FY25 Budget in Brief



FY25 Operating Budget Revenues

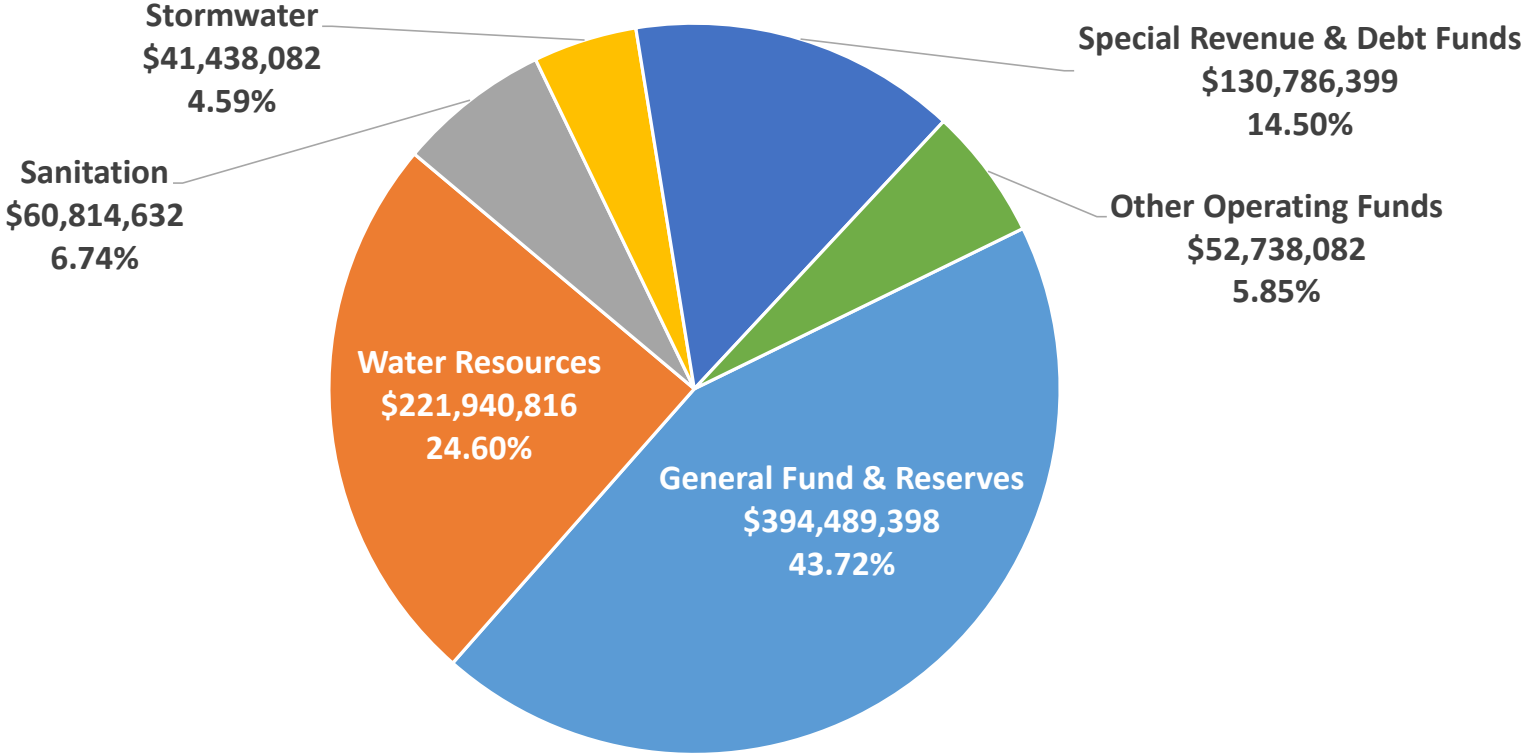
\$908.860 Million

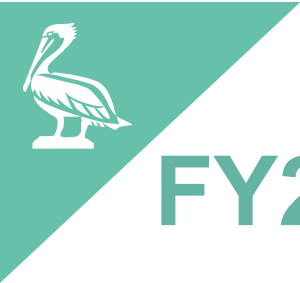




FY25 Operating Budget Expenses

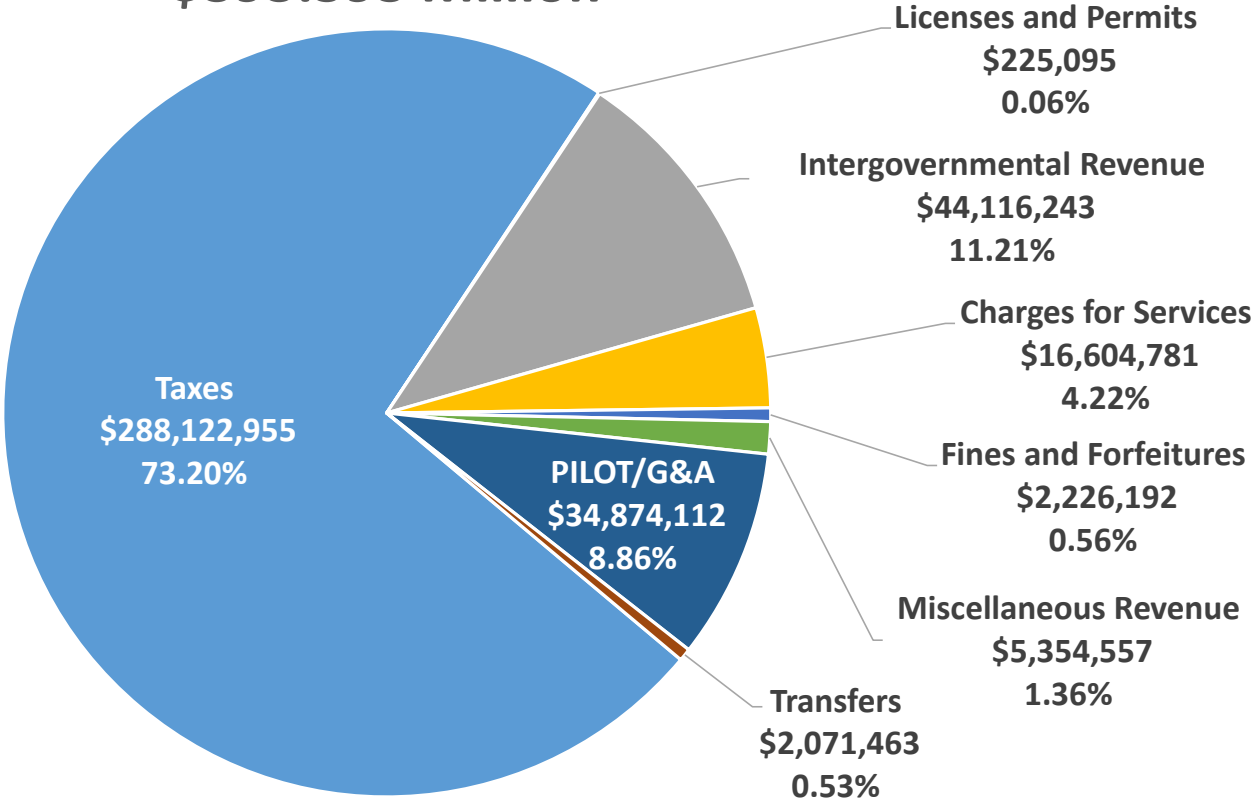
\$902.207 Million





FY25 General Fund Revenue Budget

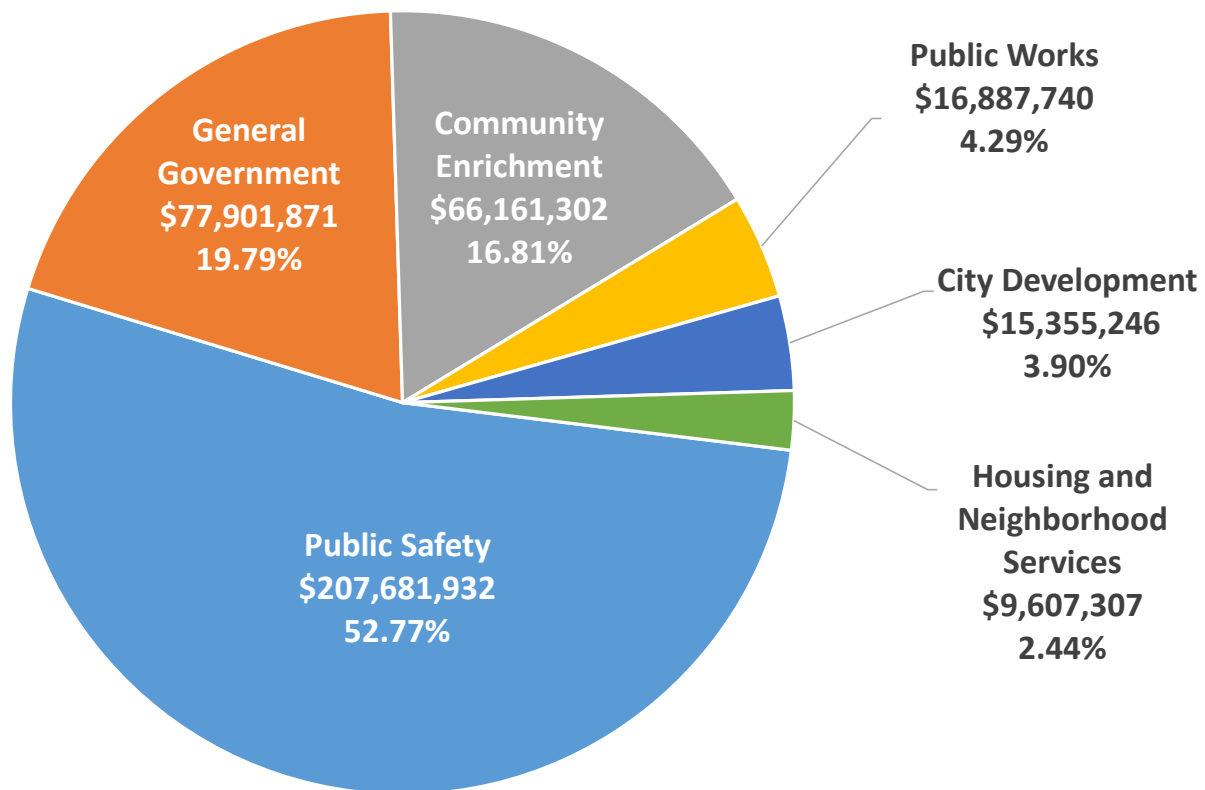
\$393.595 Million





FY25 General Fund Expenditure by Administration

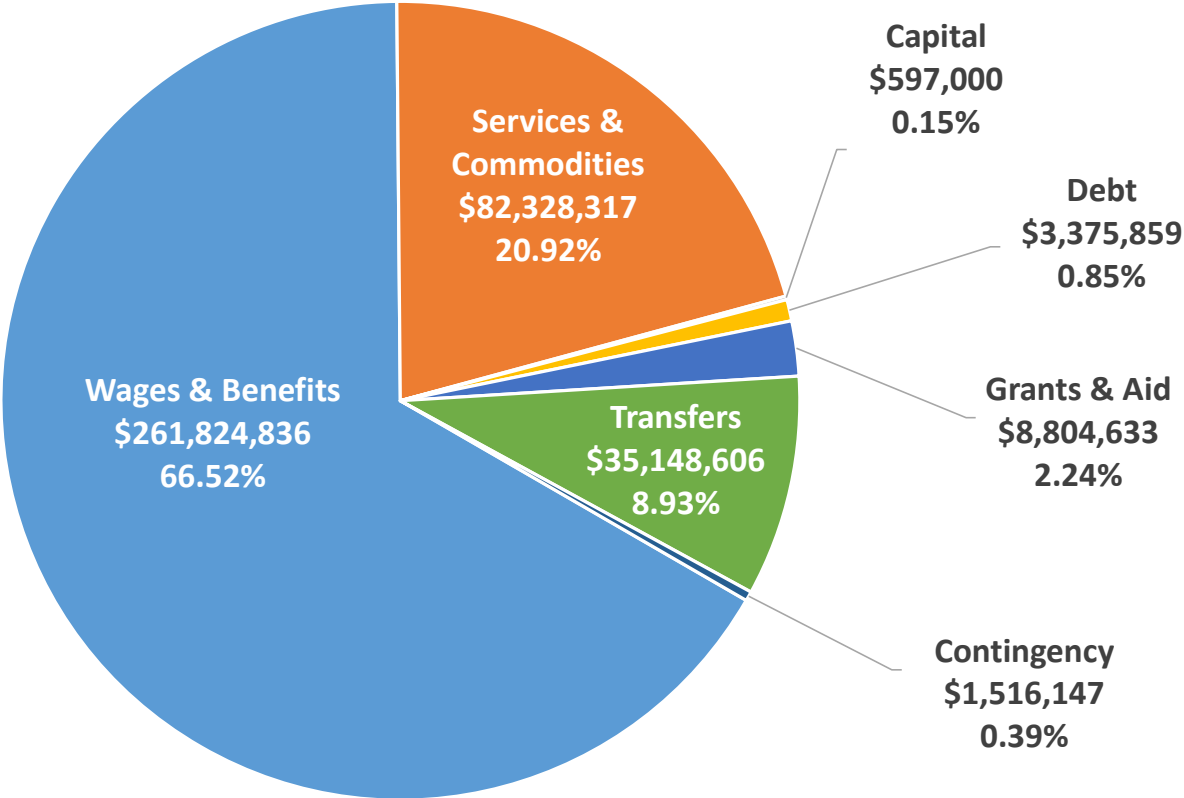
\$393.595 Million





FY25 General Fund Expenditure by Type

\$393.595 Million

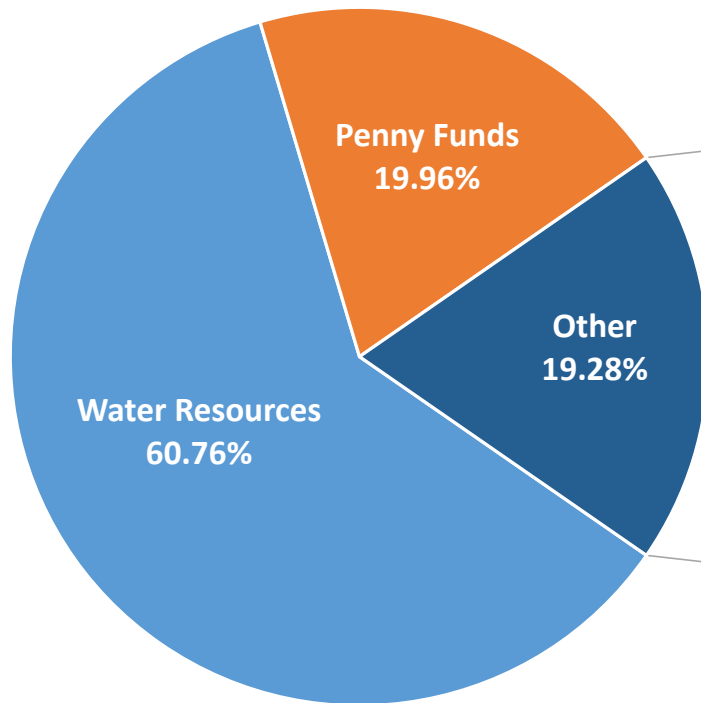




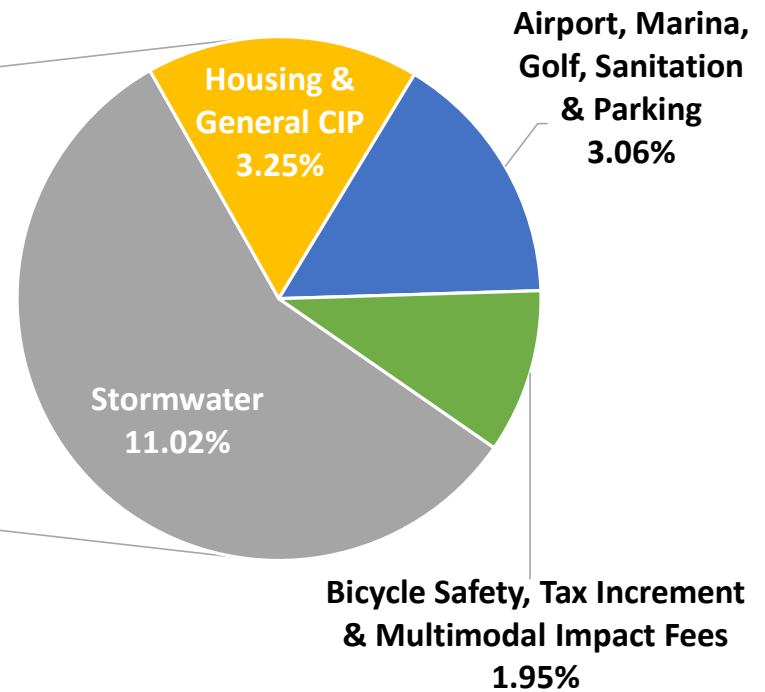
FY25 Capital Improvement Program

\$198.467 Million

**Water Resources and
Other CIP Funds**



**Break Down of
Other CIP Funds**

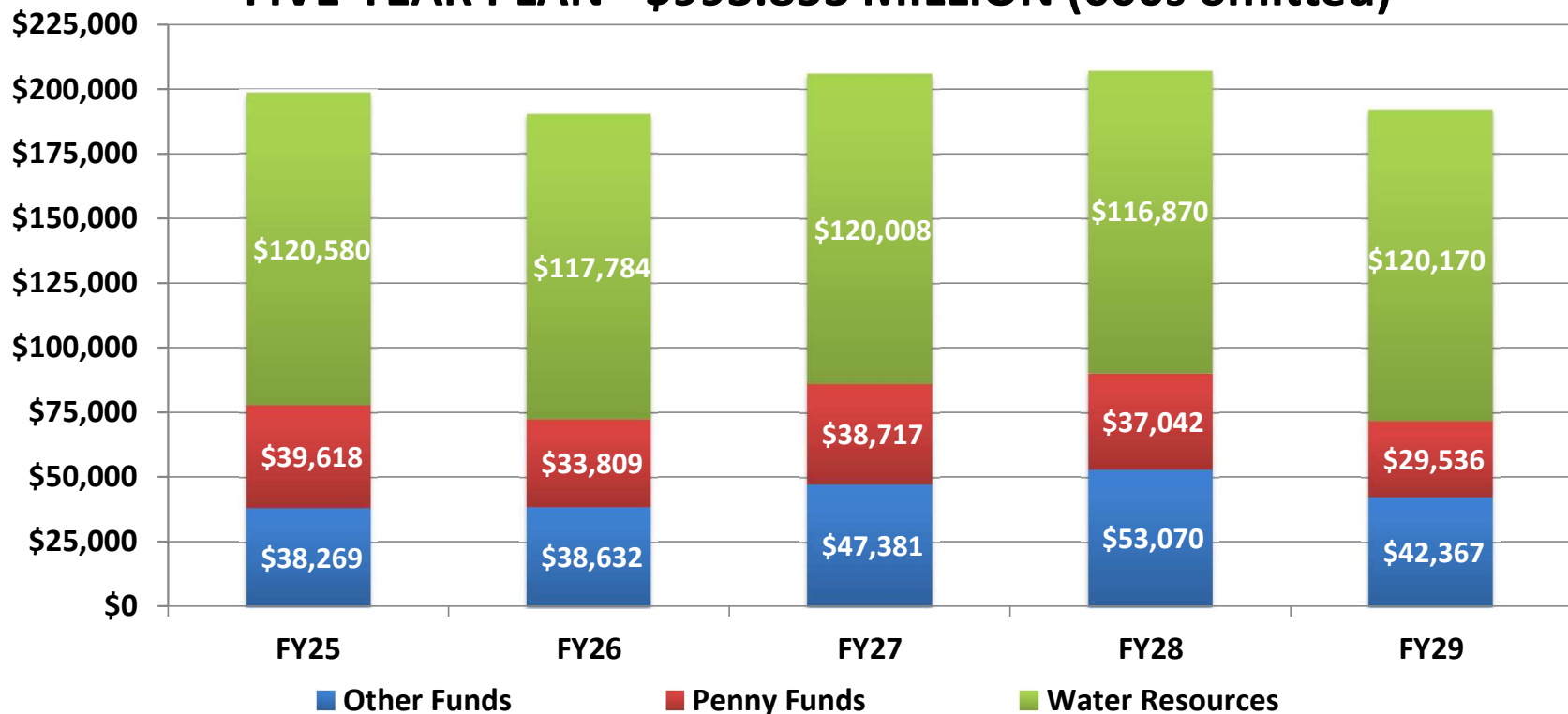




Five-Year CIP (FY25-29)

CAPITAL IMPROVEMENT PROGRAM

FIVE-YEAR PLAN - \$993.853 MILLION (000s omitted)





Fund Balance Commitments

Categories of committed fund balances:

- Operating Re-Appropriations
- Land Sale Proceeds
- Qualified Target Industries (QTI)
- Local Agency Program (LAP)
- Courtesy Docks and Slips
- Seagrass Mitigation Bank



Budget Information

Final FY25

Budget Public Hearing

September 26, 2024

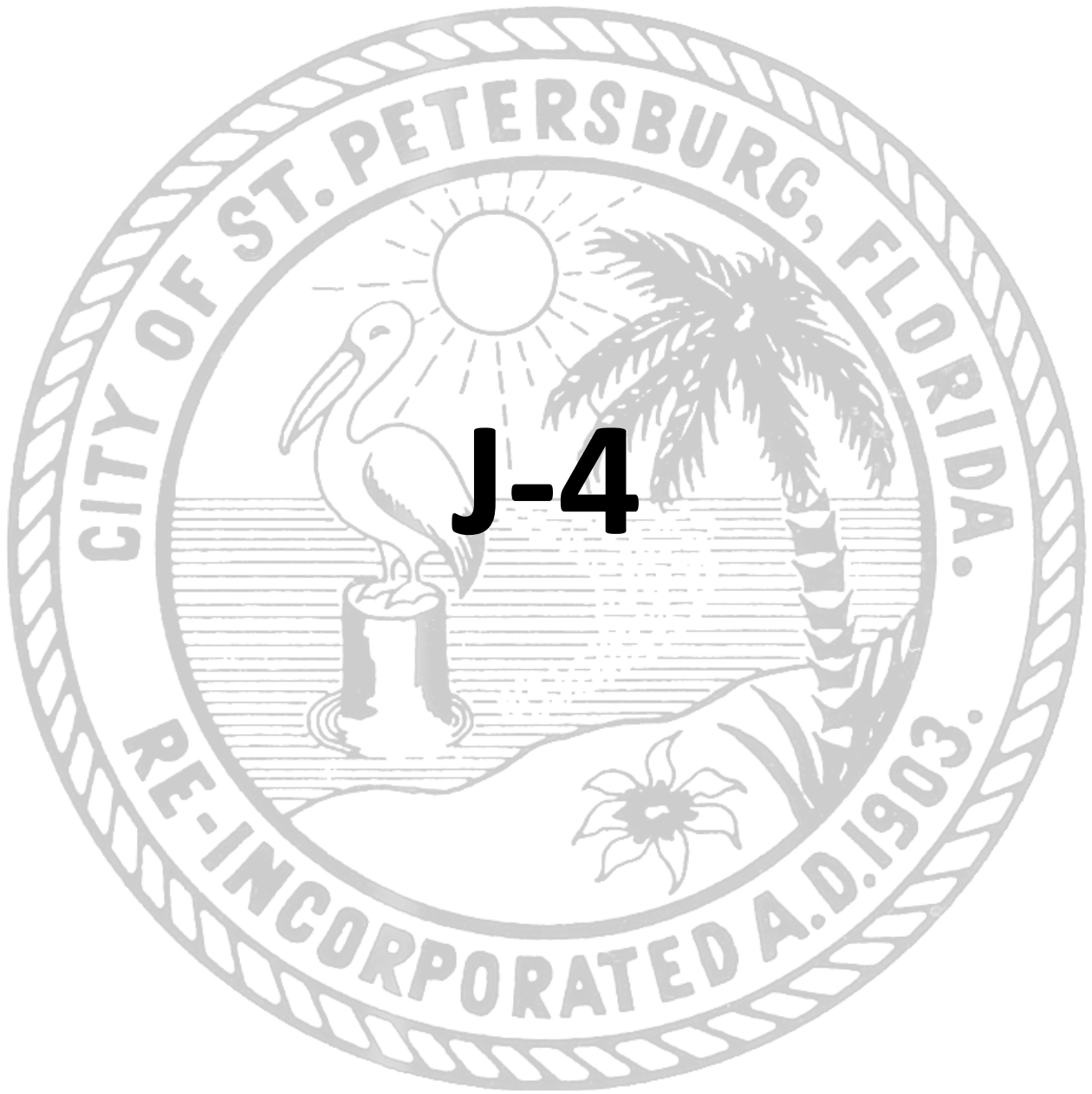
6:00 PM

Information is available

on the City's website at:

[Budget & Finance \(stpete.org\)](http://stpete.org)

The following page(s) contain the backup material for Agenda Item: Ordinance 583-H amending the St. Petersburg City Code creating a new Section 16.30.050 Sunrunner Target Employment Center Local Overlay; providing for definitions, including local overlay specific uses; providing standards for Development and Design in the overlay district; providing for severability; and providing for an effective date. (LDR 2024-03) (Continued from 9/5/2024 City Council meeting)
Please scroll down to view the backup material.



J-4



ST. PETERSBURG CITY COUNCIL

Meeting of September 12, 2024

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

SUBJECT: City File LDR 2024-03: Proposed text amendments to the Land Development Regulations for the purpose of establishing regulations for the SunRunner TEC-Local Overlay at the 22nd Street South station.

Ordinance 583-H amending the St. Petersburg City Code creating a new Section 16.30.050 SunRunner Target Employment Center – Local Overlay; providing for definitions, including local overlay specific uses; providing standards for Development and Design in the overlay district; providing for severability; and providing for an effective date.

RECOMMENDATION:

Previous City Council Action: On September 5, 2024, City Council opened the second reading and final public hearing regarding this matter. Following the discussion and passage of numerous amendments, City Council voted to continue this item until Thursday, September 12, 2024. The purpose of the continuance was to allow City staff and the City Attorney’s office to update the ordinances accordingly (Starts at 02:56:00):

- **Amendment No. 1: Environmental Report.** City Council voted 7-to-0 (time stamp: 04:22:45) thereby adopting Amendment No. 1 editing the requirement for an environmental report to match existing language in City Code Section 17.5-121. (See Ordinance page 6 of 16)
- **Amendment No. 2: Minimum Number of Parking Spaces Required.** The Administration and City staff proposed a combination of parking reductions attempting to balance past precedent with current stakeholder feedback. These reductions included implementation of the Downtown Center zoning standards, elimination of minimum parking requirements for target employment center uses, and reductions for building conversions, frontage to the Pinellas Trail, frontage to 22nd Street South, and proximity to the 22nd Street South SunRunner Station. Following public comments, including a statement of support for no parking minimums from the Palmetto Park Neighborhood Association, City Council voted 5-to-2 (time stamp: 04:58:00) thereby adopting Amendment No. 2 eliminating the minimum number of parking spaces required throughout the target employment center overlay boundary. (See Ordinance page 6 of 16)
- **Amendment No. 3: Floor Area Ratio Calculation.** Responding to earlier discussions with the Development Review Commission (May 1, 2024) and City Council (June 6, 2024), City staff clarified proposed text describing how the floor area is to be calculated when determining the minimum target employment uses required. The ordinance presented by City staff on September 5, 2024, stated “the total gross floor area of all buildings on a site” which was inclusive of all non-habitable space within the building footprint. Following public comments during the September 5, 2024, public hearing, City Council voted 6-to-0 (time stamp: 05:22:30) thereby adopting

Amendment No. 3 to retain the gross floor area requirement but exclude loading areas, mechanical areas, and parking ramps. (See Ordinance page 4 of 16)

- **Amendment No. 4: Workforce Housing Bonus.** During the City staff presentation, additional modelling was included showing the effect of potentially increasing the Workforce Housing Bonus requirement from 5- to 10-percent. City Council voted 4-to-2 (time stamp: 05:25:00) thereby adopting Amendment No. 4. (See Ordinance page 8 of 16)
- **Amendment No. 5: Base Floor Area Ratio Increased.** During the June 6, 2024, first reading and first public hearing, City Council requested City staff to return with a proposal raising the base FAR from 1.5 to 2.0. The Administration and City staff proposed supporting an increase in base FAR from 1.5 to 2.0 *with the addition* of a Workforce Housing Bonus requirement for smaller residential projects over 20 residential units but less than 2.0 FAR. City Council voted 5-to-1 (time stamp: 05:29:30) thereby adopting Amendment No. 5 to *remove* the workforce housing requirement for development projects less than 2.0 FAR. (See Ordinance pages 6 and 7 of 16)
- **Research Request: Food Trucks.** City Council requested additional research for the purpose of allowing mobile food trucks to remain parked on-site full time without a relocation requirement. The proposed ordinance was amended accordingly. (See Ordinance page 14 of 16)

Forward Pinellas and Countywide Planning Authority (Pinellas County): On July 10, 2024, Forward Pinellas unanimously recommended approval. On August 13, 2024, the Countywide Planning Authority unanimously approved this same application without presentation or discussion. Since these actions did not include the most recent changes recommended by City Council on September 5, 2024, City staff consulted with Forward Pinellas staff on Friday, September 6, 2024, to seek updated direction regarding process, if applicable. Forward Pinellas staff directed that the recommended changes would need to be reviewed as a Tier I amendment requiring City staff to transmit the updates for a new consistency review. These updates were transmitted on Monday, September 9, 2024.

Recommended City Council Action:

- 1) COMPLETE the second reading and final public hearing of the attached updated ordinance; and
- 2) APPROVE the updated ordinance

Attachments:

- 1) Ordinance 583-H clean version and strike-through/underline version

ORDINANCE NO. 583-H

AN ORDINANCE AMENDING THE CITY CODE
CREATING A NEW SECTION 16.30.050 –
SUNRUNNER TARGET EMPLOYMENT
CENTER – LOCAL OVERLAY; PROVIDING
FOR DEFINITIONS, INCLUDING LOCAL
OVERLAY SPECIFIC USES; PROVIDING
STANDARDS FOR DEVELOPMENT AND
DESIGN IN THE OVERLAY DISTRICT;
PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. A new Section 16.30.050 SunRunner Target Employment Center -
Local Overlay is hereby created to read as follows:

**SECTION 16.30.050. SUNRUNNER TARGET EMPLOYMENT CENTER LOCAL
OVERLAY**

16.30.050.1. - Applicability.

This section applies to any property within the SunRunner Target Employment Center
Local Overlay (SunRunner TEC-Local Overlay) as depicted as a zoning overlay on the Official
Zoning Map. The following regulations provide an alternative development option within the
overlay district. A property owner may opt to develop under these standards or may utilize the
development standards in the underlying Industrial Traditional (IT) district in Section 16.20.100.

16.30.050.2. – Introduction to the SunRunner TEC-Local Overlay.

The SunRunner TEC-Local Overlay is established as a subcategory of the existing Target
Employment Center (TEC) Overlay designated on the Future Land Use Map. The standards and
requirements of the SunRunner TEC-Local Overlay are established in accordance with the
SunRunner Rising Development Study and SunRunner Rising Special Area Plan.

The purpose of the SunRunner TEC-Local Overlay is to allow and encourage a variety of
uses and building typologies that support and attract target employment users in the creative
industries. The overlay district allows alternative permitted uses, density, intensity, and
development standards than what is typically permitted in the industrial zoning districts to
encourage transit-oriented development in the SunRunner 22nd Street station area by allowing non-

industrial uses to develop alongside small-scale fabrication, makers, and arts spaces when performance measures are met.

The SunRunner TEC-Local Overlay is located over Industrial Traditional (IT) zoned land south of 1st Avenue South, east of 24th Street South, and north and west of Interstate 275. The overlay district is south of the SunRunner Bus Rapid Transit (BRT) 22nd Street South Station and SunRunner BRT Activity Center, and north and east of established, predominantly single-family neighborhoods. This area is characterized by small-scale manufacturers and artisan users with industrial and warehouse needs. The overlay district functions as a place where people go to patronize and experience unique local businesses known for on-site production with a creative orientation.

The overlay district establishes provisions to incentivize and retain a mix of spaces for target employment users involved in small-scale manufacturing, artisanal production, brewing and distilling, design services, artist studios, creative incubators, and other light industrial, arts-related activities that are compatible with residential and commercial areas. This area also provides opportunities for target industry-supporting retail, office, research and educational activity, as well as opportunities for residential development that is provided concurrently with or after target employment uses.

Development standards in the SunRunner TEC-Local Overlay:

- Reinforce the creative industrial character of the area;
- Establish guidelines to retain and protect small-scale industrial uses;
- Encourage urban form design components and public realm improvements that promote walkability to support public transportation, use of the Pinellas Trail, and other multi-modal transportation alternatives.

16.30.050.3. – Use Descriptions.

For the purpose of this section, the following terms and definitions apply:

Artisanal production. The onsite production of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The artisanal production category includes apparel manufacturing, cabinetry, furniture making, glass working, jewelry making, metal working, pottery, sculpture, personal care products, wood working, and their substantial equivalents. Showrooms and the ancillary sales of goods produced on-site or customarily found in association with the type of business are permitted.

Arts Education. Establishments that provide general or specialized education, instruction, or training in the arts and creative enterprises to individuals or groups.

Arts-Related Sales and Services. Establishments selling, leasing, or renting finished artwork, supplies used to support artisanal production work, musical instruments, multi-media, publications, or other hand-fabricated goods produced as a result of the skill and knowledge of an artist or artisan to the general public, businesses, or institutions.

Artist Retreat. Establishments providing transient accommodation units in relationship with a museum, gallery, art production facility, art exhibition, or other creative enterprise facility that

are available to artists, apprentices, or students of an arts education program more than three times in any consecutive 365-day period, each for a term less than 30 days. Artist retreat uses shall provide designated space for creative work, arts education, or art exhibition, such as a studio or art gallery. Artist retreat transient accommodation units shall only be available to registered participants of the retreat's activities.

Craft Food and Beverage Production. Establishments engaged in on-site, small-scale production of hand-crafted, specialty food and beverage products. Typical examples include bakeries, breweries, chocolatiers, coffee roasters, confectioneries, and distilleries. Tasting rooms and the ancillary sale of products produced on-site or customarily found in association with the type of business are permitted, not to exceed 50% of gross floor area.

Creative Incubators. Establishments providing multiple individuals, organizations, or small firms access to collaborative or shared workplace facilities and business or administrative services, education, mentoring, and networking related to work in the arts and creative enterprises. These establishments typically offer access to low-cost studio spaces, business/administrative services, and specialized equipment to support the creative endeavor.

Laboratories and Research and Development. In addition to the definition provided for this use in section 16.10.020.1 – Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix, in the SunRunner TEC Local Overlay district this use may also include the following establishments:

- (1) Arts Lab or Research Facility. An establishment used for the experimentation and exploration of new techniques and technologies involved in the creative enterprises, including but not limited to artificial intelligence, digital media, interactive installations or exhibits including virtual reality, multimedia projects, music composition or production, sound design, and fashion.
- (2) Test Kitchen. An establishment where professionals involved in the food and beverage industry explore and refine innovative techniques related to the culinary arts. Such use provides multiple cooking stations designed for researching, developing, and testing new recipes, cooking methods, or flavor combinations. Such use may include a tasting room, where the general public samples the facility's products, as an ancillary use not to exceed 50% of gross floor area.

Office, Business Incubator. Establishments providing multiple start-ups and other small firms with access to collaborative or shared workplace facilities including office space, event space, and conference rooms; prototyping space, electronics labs, or machine shops with equipment; and business or administrative services, education, and networking.

Office, Co-Working. Establishments providing multiple individuals or small firms access to collaborative or shared workplace facilities including, but not limited to, office suites, for-rent 'hot desks', dedicated workstations, meeting rooms, conference rooms, event space, resource libraries, and business or administrative support services.

Office, Design Services. Establishments that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, software development, urban design, and their substantial equivalents.

Target employment use. Within the SunRunner TEC-Local Overlay district, target employment uses shall mean those employment-generating uses related to small-scale manufacturing, fabrication, and assembly, research and development, design services, artist studios, and other light industrial or creative enterprises, as identified in section 16.30.050.4.1.B.

16.30.050.4. - Use Standards.

16.30.050.4.1. – Permitted Uses.

A. Target employment uses required.

1. All sites shall incorporate one or more target employment uses provided under section 16.30.050.4.1.B, such that the total minimum combined floor area of all target employment uses on the site is equal to or greater than 30-percent of lot area or 40-percent of the first floor area, whichever is less. Where there are multiple buildings on a site, the 40-percent applies to the first floor of all buildings. For sites with one-story building(s) only, the total minimum combined floor area of all target employment uses on the site shall be 30-percent of total gross floor area of all buildings on the site. For purposes of calculating the required floor area of target employment uses, the area of the first floor shall include the total gross floor area of all buildings on a site, not including ground-floor level area associated with loading areas, mechanical areas, and parking ramps. The required TEC-square footage may be provided in any of the buildings, as long as the total equates to the required minimum.
2. Any floor area that is not used for target employment uses may be used for one or more of the non-target employment uses.
3. *Target employment uses required to be provided concurrently.* No Certificate of Occupancy shall be issued for any non-target employment use on a site until the required gross floor area for target employment uses is completed.

B. Target employment uses. A building or site shall include one or more of the following uses to satisfy the target employment use requirement of this subsection. Any additional use allowed as a target employment use in the SunRunner TEC-Local overlay district as determined by the POD shall be primarily related to small-scale production, the arts or other creative enterprises and shall be consistent with the intent and purpose of the SunRunner TEC-Local overlay.

1. Artisanal Production;
2. Arts Education;
3. Arts-Related Sales and Services;
4. Artist Retreat;
5. Craft Food and Beverage Production;
6. Creative Incubator;
7. Laboratories and Research and Development, Arts Lab or Research Facility;
8. Laboratories and Research and Development, Test Kitchen;

9. Museum;
10. Office, Business Incubator;
11. Office, Co-Working;
12. Office, Design Services;
13. Office, General;
14. Performing Arts Venue (500 seats or less);
15. The following uses which are permitted as a principal use in the Industrial Traditional (IT) zoning district:
 - a. Brewery
 - b. Catering Service/Food Service Contractor
 - c. Commercial Garden and Greenhouse
 - d. Construction Establishment
 - e. Government Building and Use
 - f. Laboratories and Research and Development
 - g. Manufacturing – Light, Assembly and Processing
 - h. Manufacturing – Heavy
 - i. Motor Vehicle Service and Repair
 - j. Nursery
 - k. Office, Temporary Labor (Day Labor)
 - l. Office, Veterinary
 - m. Publishing and Printing
 - n. Recycling Center
 - o. School, All Others
 - p. Service, Fleet Based
 - q. Studio
 - r. Warehouse
 - s. Wholesale Establishments

16.30.050.4.2. – TOD Supportive Uses.

The SunRunner TEC-Local Overlay permits alternative uses than what is traditionally allowed in the industrial traditional zoning district to encourage transit-oriented development in the SunRunner 22nd Street station area. The City is committed to preserving and protecting the existing creative industrial character of the SunRunner TEC-Local Overlay while also recognizing

the opportunity for additional non-target employment uses to develop in appropriate locations to create a vibrant, mixed-use environment supported by multimodal transportation options.

A. The following alternative TOD supportive, non-target employment uses are allowed in the SunRunner TEC Local Overlay district when the target employment use requirements provided under section 16.30.050.4.1 are satisfied. Refer to section 16.10.020.1 – Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix for use definitions.

1. *Accessory, Dwelling Unit.* May be permitted only on lots with an existing detached single-family house;
2. *Accessory Artist in Residence.* May be permitted in excess of 10% of gross floor area, not to exceed 50% of gross floor area, and allowed to contain more than one dwelling space on lots with an existing target employment use or in new developments when a target employment use occupies at least 50% of gross floor area;
3. Dwelling, Live/Work;
4. Dwelling, Multifamily. May be permitted provided an environmental report is submitted for the subject property and an analysis of the surrounding industrial uses including any mitigation measures needed to address the health and safety of future residents due to proximity to such uses is provided. For projects above 2.0 FAR , a Workforce Housing Intensity Bonus shall be provided in accordance with Section 16.30.050.5.1.
5. Bed and Breakfast;
6. Hotel;
7. Restaurant and Bar, Brewpub;
8. Restaurant and Bar, Indoor;
9. Restaurant and Bar, Accessory Outdoor Area;
10. Restaurant and Bar, Indoor and Outdoor;
11. Retail Sales and Service;
12. Service Establishment;
13. Service, Personal;
14. Commercial Recreation, Outdoor;
15. Health Club;
16. Performing Arts Venue (Indoor and Outdoor)

16.030.50.4.3. – Parking Requirements.

- A. All uses approved under the TEC local overlay are exempt from the minimum number of parking spaces required.
- B. Developments shall comply with the minimum bicycle parking requirements established in section 16.40.090.4. All developments with frontage along the Pinellas Trail shall provide a

minimum of 2 short-term bicycle parking spaces, or 1 per 5,000 square feet of ground-level gross floor area, whichever is greater, regardless of use.

16.30.050.5 - Maximum Development Potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

TABLE 16.30.050.5.a: Maximum Intensity	
Intensity	
Intensity, Minimum: Target Employment Uses	30-percent of lot area or 40-percent of the first floor area, whichever is less ¹
Intensity, Maximum: Base	2.0 FAR
Intensity, Maximum: With Bonuses ²	5.0 FAR
Maximum impervious surface	0.95
Additional Notes:	
¹ Target Employment Uses shall be provided before or concurrently with all other uses at a minimum intensity of 30% of the lot area or 40% of the first floor area, whichever is less. Where there are multiple buildings on a property, the 40% applies to the first floor of all buildings. For sites with one-story building(s) only, the total minimum combined floor area of all target employment uses on the site shall be 30 percent of total floor area of all buildings on the site. Refer to section 16.30.050.4.1.A.1 for standards regarding calculation of first floor area.	
² See section 16.30.050.5.1 for FAR bonus requirements.	

16.30.050.5.1. - Bonuses to FAR Calculations in the SunRunner TEC Local Overlay District.

Projects within the SunRunner TEC Local Overlay district may qualify for an additional intensity bonus. These bonuses are specifically written to provide support for TEC-Local uses and the SunRunner BRT. Projects receiving FAR bonuses shall not exceed the maximum intensity allowed for the site. To qualify for bonuses: a project shall comply with all minimum use requirements of the SunRunner TEC-Local Overlay district.

If the proposed development includes residential dwelling units, the first 1.0 bonus FAR shall be selected from a. Workforce Housing, as shown in Table 16.30.050.5.1. For any FAR bonus above 3.5, the first 0.5 bonus FAR shall be selected from b. 1-3 or c.1-2, as shown in Table 16.30.050.5.1. Thereafter, any bonus or combination of bonuses is allowed.

Once a project has been determined to qualify for bonuses by the POD, the development may utilize any combination of the bonus provisions listed in this subsection to attain the desired additional development rights, except as otherwise limited by these regulations.

TABLE 16.30.050.5.1: Bonuses to FAR calculations in the SunRunner TEC Local Overlay District	
FAR Bonuses	
a. Workforce Housing	Minimum Bonus Increment is 0.1 FAR
1) For each additional 1.0 FAR or fraction of the bonus FAR requested, ten percent of the total number of housing units shall be provided, on site, as workforce housing units. Units associated with this bonus shall meet all requirements of the City's workforce housing program.	Not limited
2) Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one half of one percent or more of the total construction cost per each 0.5 of FAR bonus.	Not limited
b. Land Uses	Minimum Bonus Increment is 0.5 FAR
1) Provision of target employment uses above the required minimum percent.	0.5 FAR for every additional 5% above the required minimum percent
2) Provision of industrial or artisanal production space with 16-foot floor-to-ceiling clearance and load bearing floors, serviced directly by appropriate loading access (such as double wide doors, ramps, freight elevators), ventilation, and other characteristics necessary for future use consistent with industrial and maker spaces.	0.5 FAR per 5,000 square feet
3) Provide affordable commercial space in accordance with City Affordable Commercial Space Program to fulfill at least 50% of the target employment use requirement. Must rent for current calendar year district average for 10 years, with 5% max increase per year.	0.5 FAR per 5,000 square feet
c. Streetscape Design, Street Frontage, and Pinellas Trail Frontage	Minimum Bonus Increment is 0.5 FAR
1) Provision of small storefront spaces along 22 nd Street South with tenant improvements for immediate occupancy by target employment uses. Qualified small storefront spaces shall not exceed a maximum width of 30 feet and be incorporated into a minimum 50% of the linear building frontage.	0.5 FAR per 5,000 square feet

2) Provision of leasable shared workspace, flex space, or micro-retail spaces (less than 200 square feet) with tenant improvements for immediate occupancy by target employment uses.	0.5 FAR per 5,000 square feet
3) Provision of pedestrian-oriented uses adjacent and connected to the Pinellas Trail, such as retail, restaurants, bars. Pedestrian-oriented uses shall be provided within 30 feet of the trail right-of-way and shall be incorporated into a minimum of 65% of linear building frontage and shall have at least 30% transparency at ground level.	0.5 FAR per 5,000 square feet
4) Provide financial support to the City's streetscape improvement program equal to one-half of one-percent or more of the total construction cost per each 0.5 FAR bonus	0.5 FAR, not to exceed 1.0 FAR
5) Site improvements in accordance with the 2018 Warehouse Arts District Deuces Live Joint Action Plan, including but not limited to trail corners (private and public spaces designed with electrical connections, pedestrian lighting, and other elements to ensure the space is equipped for "pop-up" uses), resting areas, plazas featuring sculptures or other interactive artistic displays, reserved spaces for floor graphics and wall murals, bike share stations, etc. where the cost of such improvements can be demonstrated to be equal to one-half of one-percent or more of the total construction cost per each 0.5 FAR bonus.	0.5 FAR
6) Provision of publicly accessible space that is adjoining the 22 nd Street South corridor.	0.5 FAR per 5,000 square feet

16.30.050.6. - Building Envelope: Maximum Height and Building Setbacks.

The height restrictions do not correlate directly to the zoning districts. They are designed to concentrate heights around the 22nd Street South SunRunner BRT station and then transition toward existing maximum building heights in the surrounding neighborhoods.

TABLE 16.30.050.6.a: Maximum Building Height		
Building Height ¹		
	Area	Maximum Height ¹
		86-feet ²
		56-feet ²
		35-feet

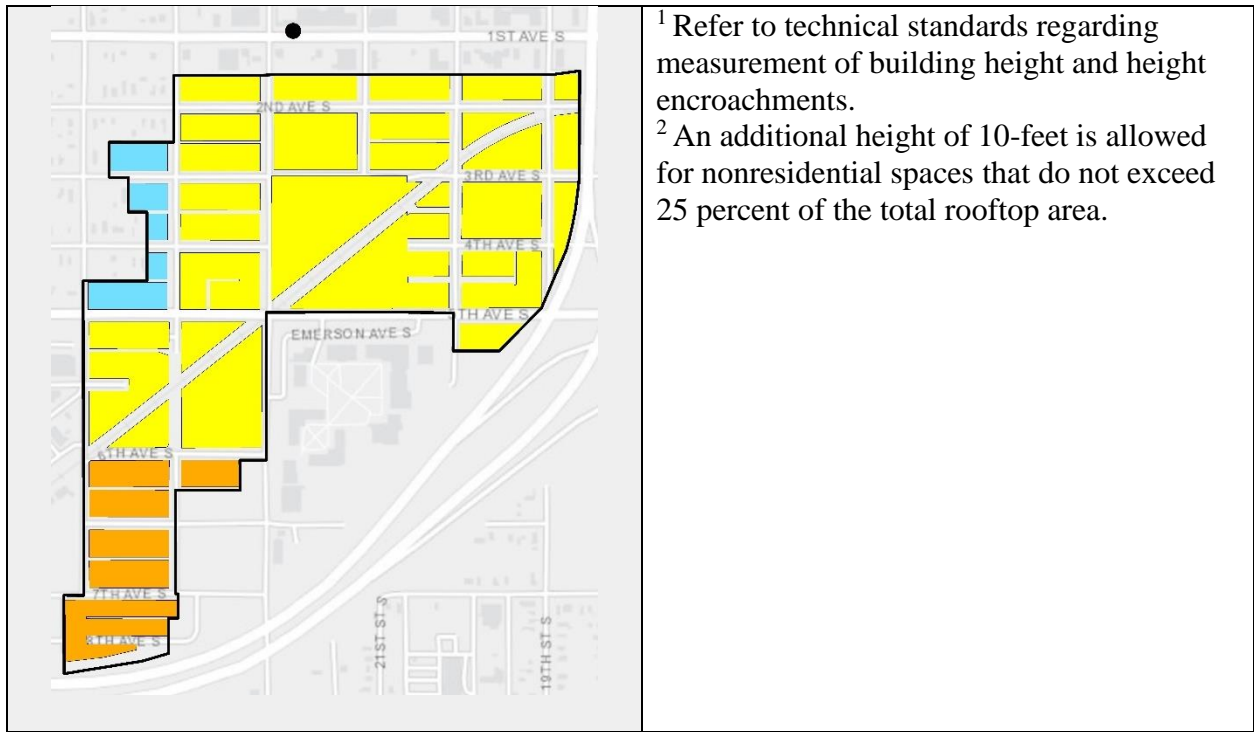


TABLE 16.30.050.6.b: Minimum Building Setbacks	
Building Setbacks ¹	
Yard Adjacent to Streets	0-feet or 15-feet from the curb, whichever is greater
Yard Adjacent to Streets, abutting NT Zoning	10-feet
Yards Abutting the Pinellas Trail	0-feet
Interior Yards	0-feet
Interior Yards, Abutting NT Zoning	20-feet
¹ Refer to technical standards regarding measurement of building setbacks and setback encroachments.	

16.30.050.7. - Building Design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian.

16.30.050.7.1. - Buildings and Site Design, Generally.

A. *Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public

rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

B. *Building and parking layout and orientation.*

1. *All development in the SunRunner TEC-Local Overlay:*

- a. Buildings shall be located adjacent to streets to improve access and shall provide walkway connections to bus stops and public sidewalks.
- b. The principal structure shall be oriented toward the primary street. A building on a corner property may be oriented to the secondary street so long as all street façades are articulated as primary façades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.
- c. Building entrances shall face and be visible from adjacent primary streets and shall be directly accessible from the sidewalk adjacent to such street.
- d. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure or plant material.
- e. Surface parking lots which are visible from a street (not including alleys) shall provide a solid knee wall not less than 36 inches high.
- f. No development shall be designed to prohibit or obstruct the ability for future vehicle, bicycle, and pedestrian access and connectivity to adjacent lots, including through the use of new public or private streets, except where the POD determines that such design is impractical due to topographic or other site-specific constraints.

2. *Development with frontage along 22nd Street South:*

- a. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be on the building setback line.
- b. Developments with frontage along 22nd Street shall include appropriate nonresidential, pedestrian-oriented uses. These uses shall include, but not be limited to, arts-related sales and services, artisanal and craft food and beverage production with showrooms and tasting rooms, restaurants and bars, target employment office uses, studios, and museums. Such pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage abutting 22nd Street South. Each of the foregoing pedestrian-oriented uses shall have a minimum average depth of 40 feet.
- c. Surface parking, ancillary equipment, loading and service operations shall be placed to the rear or internal to the property and shall not be visible from streets (not including alleys).

- d. Parking structures are encouraged to be internal to the site and include architectural features related to the principal structure and shall meet the general development standards for parking structures.
- e. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.

C. *Building Fenestration*

- 1. *Development with frontage along 22nd Street South, 2nd Avenue South, and 3rd Avenue South,*
 - a. Buildings shall be equally detailed on all façades visible from a street (not including alleys).
 - b. Ground level façades along 22nd Street South shall have at least 50 percent transparency at the ground level. All façades for ground level residential use and all faces for floors above ground level and second floor for non-residential uses shall have at least 30 percent total fenestration. At least two-thirds of this requirement shall be transparent (i.e., window glass).
 - c. Ground level façades along 2nd Avenue South and 3rd Avenue South shall have at least 30 percent transparency at the ground level. All façades for ground level residential use and all faces for floors above ground level and second floor for non-residential uses shall have at least 10 percent total fenestration. At least two-thirds of this requirement shall be transparent (i.e., window glass).
 - d. A zero-lot line building or buildings that have interior façades or portions thereof that cannot provide glazing due to building and fire code regulations are exempt from providing fenestration on any exempt portion of the building. Portions of these façades which are not exempt shall have fenestration and architectural detailing consistent with the design style of the building which shall comprise at least 20 percent of the façade. Permanent, durable architectural features such as shutters, tile mosaics, medallions, Trompe L'oeil, or other items are acceptable.
 - e. No floor of any street façade shall have a blank area greater than 36 feet in width and the height of the floor. All other façades shall include fenestration and other architectural features.
 - f. Window fenestration on the street façades shall be organized in a rational pattern.

D. *Screening and Landscaping.*

- 1. All developments shall conform to the IT zoning district requirements stated in section 16.20.100.6.

E. *Pedestrian circulation.*

- 1. *Sidewalks required.* Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

2. Where multiple entry features or multiple buildings exist within the same development, each entry feature and building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
3. Cross easements which connect the internal pedestrian system are encouraged between abutting property owners.
4. Pedestrian circulation routes are encouraged to be emphasized with special design features that establish them as areas where pedestrians are physically separated from the flow of vehicular traffic. Techniques shall include one or more of the following:
 - a. Arcades, porticos, or other shade structures;
 - b. Bollards;
 - c. Seat walls or benches;
 - d. Landscape planters.
5. Sites larger than five acres shall be divided into smaller units through the use of pedestrian walkways, private drives, and other vehicular circulation routes.

16.030.50.7.2. – Building and Site Design along the Pinellas Trail.

The Pinellas Trail represents a unique opportunity to cultivate a vibrant, multimodal environment that blends one of the region’s greatest recreational assets with the distinct communities that interface with the trail. The city recognizes the symbiotic relationship that can exist between the trail and local businesses and finds that special consideration towards building design and orientation along the Pinellas Trail is necessary to activate trail frontages, maintain a safe, pedestrian-oriented environment for trail users, and stimulate local economic development for businesses that locate along the Pinellas Trail.

The following design criteria allows the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for users of the Pinellas Trail. For purposed of this section, the Pinellas Trail shall be referred to as “the trail.”

- A. Properties with frontage along the Pinellas Trail shall treat the trail as a street frontage in addition to any street-facing frontages and meet the following requirements:
 1. A minimum of one entrance shall be directly accessible from the trail via a walkway with a minimum width of five feet. All pedestrian improvements shall be ADA accessible and provided alongside adequate lighting.
 2. Off-street parking areas, outdoor storage, and loading areas shall not be located between any building and the trail. Building mechanical and accessory features may be located between the building and the trail but shall be screened with plant or fence materials. Screening with plant or fence materials shall be required if the equipment is otherwise visible from any public right-of-way.
 3. No groundfloor of any trail-facing façade shall have a blank area greater than 36 feet in width and the height of the floor. Blank walls may be limited through use of murals, fenestration, and/or architectural features.

4. Fencing must be decorative and follow all standards of the commercial zoning districts. No chainlink, barbed wire or electric fencing may be used abutting the Pinellas Trail.

16.30.050.8. - Special Events.

- A. Special events related to target employment uses and creative enterprises, such as live performances, pop-up markets, temporary art exhibits, are permitted in the SunRunner TEC-Local Overlay district upon receipt of a completed temporary use permit application in accordance with the criteria for temporary uses and procedures identified in the Applications and Procedures section.
- B. Special events may include mobile food trucks allowed by a City-issued permit in accordance with the criteria for mobile food trucks and procedures identified in section 16.30.050.9 and section 16.50.440.
- C. *Standards.*
 1. Conditions shall be imposed to reasonably mitigate any adverse impacts resulting from noise, lighting, vehicular traffic, vehicular parking, pedestrian traffic, solid waste collection, and other such matters and effects as may be expected from the occurrence of such special events.
 2. Special events occurring on a site for a duration of more than three hours shall demonstrate that restroom facilities are available on-site or off-site.
 3. Special events shall comply with the Noise Ordinance in Chapter 11.

16.30.050.9 - Vending.

This subsection allows flexibility to the standards established for mobile food trucks and roadside vending to recognize the diverse activities and unique needs associated with creative entrepreneurial endeavors in the SunRunner TEC-Local Overlay. Unless otherwise expressly stated below, the standards and procedures identified in section 16.50.440 – Vending, mobile food trucks and section 16.50.460 – Vending, roadside market shall apply.

- A. *Vending, mobile food trucks.* Alternative standards for the vending of products from a class I mobile food truck on private property within the SunRunner TEC-Local Overlay are provided as follows:
 1. *Vacant properties.* The operation of a class I mobile food truck on vacant and undeveloped private property shall be allowed in the SunRunner TEC-Local Overlay with the written permission of the property owner.
 2. *Frequency.* Except as may be allowed as part of a City-issued permit (as defined in section 16.50.440), mobile food trucks are permitted on each property. Mobile food trucks that are present on the same property more than two days per week and/or park overnight shall:
 - a. Not be located in parking spaces required by the other uses on the property unless the number of spaces exceeds the minimum amount required for other uses on the property. The utilization of an off-street parking space for the operation of a food truck must not cause the site to become deficient in required off-street parking; and

- b. Provide a site map for location and/or placement of food truck(s) on the subject property. Food trucks shall maintain a minimum 10-foot clearance from all buildings.
 - c. Demonstrate that restroom facilities are available on-site or off-site.
 - 3. *Hours of operation.* Class I mobile food trucks shall be allowed to operate after 7:00 a.m. and before 9:00 p.m. in the SunRunner TEC-Local Overlay unless allowed by a City-issued permit (as defined herein).
 - a. *Extended hours.* At locations where mobile food trucks are allowed to operate, an owner may request to extend the hours of operation from 9:00 p.m. until 1:00 a.m. The request for extended hours shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.
 - 4. *Food truck special events.* An owner may request as part of a food truck special event application that the food truck special event take place over a period of more than seven days. The request for a food truck special event for a duration longer than seven days shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.
- B. *Vending, roadside markets.* Alternative standards for roadside vending markets within the SunRunner TEC-Local Overlay are provided as follows:
 - 1. In addition to food, roadside vending markets may sell hand-fabricated material goods produced by a target employment use operating within the SunRunner TEC-Local Overlay.
 - 2. Roadside vending markets are allowable throughout the SunRunner TEC-Local Overlay and shall be allowed to operate after 7:00 a.m. and before 9:00 p.m. provided all other conditions of operation stated in section 16.50.460 are met.
 - a. *Extended hours.* At locations where mobile food trucks are allowed to operate, an owner may request to extend the hours of operation from 9:00 p.m. until 1:00 a.m. The request for extended hours shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.

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


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

SECTION FOUR. *Effective Date.* In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth

business day after adoption or upon the date of a finding of consistency with county-wide plan rules by Forward Pinellas, whichever is later. 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.

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

LEGAL:

 9-9-24

DEPARTMENT:

/s/ Elizabeth Abernethy 09-09-24

ORDINANCE NO. 583-H

AN ORDINANCE AMENDING THE CITY CODE CREATING A NEW SECTION 16.30.050 – SUNRUNNER TARGET EMPLOYMENT CENTER – LOCAL OVERLAY; PROVIDING FOR DEFINITIONS, INCLUDING LOCAL OVERLAY SPECIFIC USES; PROVIDING STANDARDS FOR DEVELOPMENT AND DESIGN IN THE OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. A new Section 16.30.050 SunRunner Target Employment Center - Local Overlay is hereby created to read as follows:

SECTION 16.30.050. SUNRUNNER TARGET EMPLOYMENT CENTER LOCAL OVERLAY

16.30.050.1. - Applicability.

This section applies to any property within the SunRunner Target Employment Center Local Overlay (SunRunner TEC-Local Overlay) as depicted as a zoning overlay on the Official Zoning Map. The following regulations provide an alternative development option within the overlay district. A property owner may opt to develop under these standards or may utilize the development standards in the underlying Industrial Traditional (IT) district in Section 16.20.100.

16.30.050.2. – Introduction to the SunRunner TEC-Local Overlay.

The SunRunner TEC-Local Overlay is established as a subcategory of the existing Target Employment Center (TEC) Overlay designated on the Future Land Use Map. The standards and requirements of the SunRunner TEC-Local Overlay are established in accordance with the SunRunner Rising Development Study and SunRunner Rising Special Area Plan.

The purpose of the SunRunner TEC-Local Overlay is to allow and encourage a variety of uses and building typologies that support and attract target employment users in the creative industries. The overlay district allows alternative permitted uses, density, intensity, and development standards than what is typically permitted in the industrial zoning districts to encourage transit-oriented development in the SunRunner 22nd Street station area by allowing non-

industrial uses to develop alongside small-scale fabrication, makers, and arts spaces when performance measures are met.

The SunRunner TEC-Local Overlay is located over Industrial Traditional (IT) zoned land south of 1st Avenue South, east of 24th Street South, and north and west of Interstate 275. The overlay district is south of the SunRunner Bus Rapid Transit (BRT) 22nd Street South Station and SunRunner BRT Activity Center, and north and east of established, predominantly single-family neighborhoods. This area is characterized by small-scale manufacturers and artisan users with industrial and warehouse needs. The overlay district functions as a place where people go to patronize and experience unique local businesses known for on-site production with a creative orientation.

The overlay district establishes provisions to incentivize and retain a mix of spaces for target employment users involved in small-scale manufacturing, artisanal production, brewing and distilling, design services, artist studios, creative incubators, and other light industrial, arts-related activities that are compatible with residential and commercial areas. This area also provides opportunities for target industry-supporting retail, office, research and educational activity, as well as opportunities for residential development that is provided concurrently with or after target employment uses.

Development standards in the SunRunner TEC-Local Overlay:

- Reinforce the creative industrial character of the area;
- Establish guidelines to retain and protect small-scale industrial uses;
- Encourage urban form design components and public realm improvements that promote walkability to support public transportation, use of the Pinellas Trail, and other multi-modal transportation alternatives.

16.30.050.3. – Use Descriptions.

For the purpose of this section, the following terms and definitions apply:

Artisanal production. The onsite production of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The artisanal production category includes apparel manufacturing, cabinetry, furniture making, glass working, jewelry making, metal working, pottery, sculpture, personal care products, wood working, and their substantial equivalents. Showrooms and the ancillary sales of goods produced on-site or customarily found in association with the type of business are permitted.

Arts Education. Establishments that provide general or specialized education, instruction, or training in the arts and creative enterprises to individuals or groups.

Arts-Related Sales and Services. Establishments selling, leasing, or renting finished artwork, supplies used to support artisanal production work, musical instruments, multi-media, publications, or other hand-fabricated goods produced as a result of the skill and knowledge of an artist or artisan to the general public, businesses, or institutions.

Artist Retreat. Establishments providing transient accommodation units in relationship with a museum, gallery, art production facility, art exhibition, or other creative enterprise facility that

are available to artists, apprentices, or students of an arts education program more than three times in any consecutive 365-day period, each for a term less than 30 days. Artist retreat uses shall provide designated space for creative work, arts education, or art exhibition, such as a studio or art gallery. Artist retreat transient accommodation units shall only be available to registered participants of the retreat's activities.

Craft Food and Beverage Production. Establishments engaged in on-site, small-scale production of hand-crafted, specialty food and beverage products. Typical examples include bakeries, breweries, chocolatiers, coffee roasters, confectioneries, and distilleries. Tasting rooms and the ancillary sale of products produced on-site or customarily found in association with the type of business are permitted, not to exceed 50% of gross floor area.

Creative Incubators. Establishments providing multiple individuals, organizations, or small firms access to collaborative or shared workplace facilities and business or administrative services, education, mentoring, and networking related to work in the arts and creative enterprises. These establishments typically offer access to low-cost studio spaces, business/administrative services, and specialized equipment to support the creative endeavor.

Laboratories and Research and Development. In addition to the definition provided for this use in section 16.10.020.1 – Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix, in the SunRunner TEC Local Overlay district this use may also include the following establishments:

- (1) Arts Lab or Research Facility. An establishment used for the experimentation and exploration of new techniques and technologies involved in the creative enterprises, including but not limited to artificial intelligence, digital media, interactive installations or exhibits including virtual reality, multimedia projects, music composition or production, sound design, and fashion.
- (2) Test Kitchen. An establishment where professionals involved in the food and beverage industry explore and refine innovative techniques related to the culinary arts. Such use provides multiple cooking stations designed for researching, developing, and testing new recipes, cooking methods, or flavor combinations. Such use may include a tasting room, where the general public samples the facility's products, as an ancillary use not to exceed 50% of gross floor area.

Office, Business Incubator. Establishments providing multiple start-ups and other small firms with access to collaborative or shared workplace facilities including office space, event space, and conference rooms; prototyping space, electronics labs, or machine shops with equipment; and business or administrative services, education, and networking.

Office, Co-Working. Establishments providing multiple individuals or small firms access to collaborative or shared workplace facilities including, but not limited to, office suites, for-rent 'hot desks', dedicated workstations, meeting rooms, conference rooms, event space, resource libraries, and business or administrative support services.

Office, Design Services. Establishments that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, software development, urban design, and their substantial equivalents.

Target employment use. Within the SunRunner TEC-Local Overlay district, target employment uses shall mean those employment-generating uses related to small-scale manufacturing, fabrication, and assembly, research and development, design services, artist studios, and other light industrial or creative enterprises, as identified in section 16.30.050.4.1.B.

16.30.050.4. - Use Standards.

16.30.050.4.1. – Permitted Uses.

A. *Target employment uses required.*

1. All sites shall incorporate one or more target employment uses provided under section 16.30.050.4.1.B, such that the total minimum combined floor area of all target employment uses on the site is equal to or greater than 30-percent of lot area or 40-percent of the first floor area, whichever is less. Where there are multiple buildings on a site, the 40-percent applies to the first floor of all buildings. For sites with one-story building(s) only, the total minimum combined floor area of all target employment uses on the site shall be 30-percent of total gross floor area of all buildings on the site. For purposes of calculating the required floor area of target employment uses, the area of the first floor shall include the total gross floor area of all buildings on a site, not including ground-floor level area associated with stair and elevator towers, enclosed common areas, and enclosed or partially enclosed vehicular use areas, loading areas, mechanical areas, and parking ramps. The required TEC-square footage may be provided in any of the buildings, as long as the total equates to the required minimum.
2. Any floor area that is not used for target employment uses may be used for one or more of the non-target employment uses.
3. *Target employment uses required to be provided concurrently.* No Certificate of Occupancy shall be issued for any non-target employment use on a site until the required gross floor area for target employment uses is completed.

B. *Target employment uses.* A building or site shall include one or more of the following uses to satisfy the target employment use requirement of this subsection. Any additional use allowed as a target employment use in the SunRunner TEC-Local overlay district as determined by the POD shall be primarily related to small-scale production, the arts or other creative enterprises and shall be consistent with the intent and purpose of the SunRunner TEC-Local overlay.

1. Artisanal Production;
2. Arts Education;
3. Arts-Related Sales and Services;
4. Artist Retreat;
5. Craft Food and Beverage Production;
6. Creative Incubator;
7. Laboratories and Research and Development, Arts Lab or Research Facility;

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8. Laboratories and Research and Development, Test Kitchen;
9. Museum;
10. Office, Business Incubator;
11. Office, Co-Working;
12. Office, Design Services;
13. Office, General;
14. Performing Arts Venue (500 seats or less);
15. The following uses which are permitted as a principal use in the Industrial Traditional (IT) zoning district:
 - a. Brewery
 - b. Catering Service/Food Service Contractor
 - c. Commercial Garden and Greenhouse
 - d. Construction Establishment
 - e. Government Building and Use
 - f. Laboratories and Research and Development
 - g. Manufacturing – Light, Assembly and Processing
 - h. Manufacturing – Heavy
 - i. Motor Vehicle Service and Repair
 - j. Nursery
 - k. Office, Temporary Labor (Day Labor)
 - l. Office, Veterinary
 - m. Publishing and Printing
 - n. Recycling Center
 - o. School, All Others
 - p. Service, Fleet Based
 - q. Studio
 - r. Warehouse
 - s. Wholesale Establishments

16.30.050.4.2. – TOD Supportive Uses.

The SunRunner TEC-Local Overlay permits alternative uses than what is traditionally allowed in the industrial traditional zoning district to encourage transit-oriented development in the SunRunner 22nd Street station area. The City is committed to preserving and protecting the existing creative industrial character of the SunRunner TEC-Local Overlay while also recognizing

the opportunity for additional non-target employment uses to develop in appropriate locations to create a vibrant, mixed-use environment supported by multimodal transportation options.

A. The following alternative TOD supportive, non-target employment uses are allowed in the SunRunner TEC Local Overlay district when the target employment use requirements provided under section 16.30.050.4.1 are satisfied. Refer to section 16.10.020.1 – Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix for use definitions.

1. *Accessory, Dwelling Unit.* May be permitted only on lots with an existing detached single-family house;
2. *Accessory Artist in Residence.* May be permitted in excess of 10% of gross floor area, not to exceed 50% of gross floor area, and allowed to contain more than one dwelling space on lots with an existing target employment use or in new developments when a target employment use occupies at least 50% of gross floor area;
3. Dwelling, Live/Work;
4. Dwelling, Multifamily. ~~May be permitted up to 20 dwelling units provided an environmental report is submitted for the subject property and an analysis of the surrounding industrial uses and potential future industrial uses, including any mitigation measures needed to address the health and safety of future residents due to proximity to such uses, such as but not limited to a Noise Impact Assessment and an Air Quality Analysis is provided. Additional units may be permitted with a Workforce Housing Bonus in accordance with the City's workforce housing program.~~
 - ~~a. For projects with an intensity of less than 2.0 FAR, the bonus shall be a Workforce Housing Density bonus consisting of 4 market rate units for every 1 Workforce Housing Unit provided.~~
 - ~~b. For projects of above 2.0 FAR or greater, a Workforce Housing Intensity Bonus shall be provided in accordance with Section 16.30.050.5.1.~~
5. Bed and Breakfast;
6. Hotel;
7. Restaurant and Bar, Brewpub;
8. Restaurant and Bar, Indoor;
9. Restaurant and Bar, Accessory Outdoor Area;
10. Restaurant and Bar, Indoor and Outdoor;
11. Retail Sales and Service;
12. Service Establishment;
13. Service, Personal;
14. Commercial Recreation, Outdoor;
15. Health Club;
16. Performing Arts Venue (Indoor and Outdoor)

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16.030.50.4.3. – Parking Requirements.

- A. ~~Target employment uses~~ All uses approved under the TEC local overlay are exempt from the minimum number of parking spaces required.
- B. ~~TOD supportive uses shall provide the minimum number of parking spaces required for the use pursuant to section 16.10.020.1 Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix, Downtown, except as noted in the following:~~
 - 1. ~~Where an individual nonresidential space facing 22nd Street South or the Pinellas Trail is equal to or less than 30 feet in width and measures 3,000 square feet or less in gross floor area, there shall be no required parking. A qualified individual nonresidential space shall be located on the ground floor, adjoining the pedestrian sidewalk, and include a storefront entrance; and~~
 - 2. ~~Where an existing building or portion thereof is converted to a TOD supportive use, the required parking may be reduced by up to 5 parking spaces.~~
- C. ~~Where a property, in whole or part, is located within ¼ mile of the SunRunner 22nd Street South station or the Pinellas Trail right of way, the minimum number of parking spaces required may be reduced by 25 percent. This 25 percent reduction may be combined with other parking reductions allowed under section 16.40.090.3.2 Minimum number spaces required, except that it shall not be combined with the reduction allowed for proximity to high frequency transit routes.~~
- ~~DB.~~ Developments shall comply with the minimum bicycle parking requirements established in section 16.40.090.4. All developments with frontage along the Pinellas Trail shall provide a minimum of 2 short-term bicycle parking spaces, or 1 per 5,000 square feet of ground-level gross floor area, whichever is greater, regardless of use.

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16.30.050.5 - Maximum Development Potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

TABLE 16.30.050.5.a: Maximum Intensity	
Intensity	
Intensity, Minimum: Target Employment Uses	30-percent of lot area or 40-percent of the first floor area, whichever is less ¹
Intensity, Maximum: Base	2.0 FAR
Intensity, Maximum: With Bonuses ²	5.0 FAR
Maximum impervious surface	0.95

Additional Notes:
¹ Target Employment Uses shall be provided before or concurrently with all other uses at a minimum intensity of 30% of the lot area or 40% of the first floor area, whichever is less. Where there are multiple buildings on a property, the 40% applies to the first floor of all buildings. For sites with one-story building(s) only, the total minimum combined floor area of all target employment uses on the site shall be 30 percent of total floor area of all buildings on the site. Refer to section 16.30.050.4.1.A.1 for standards regarding calculation of first floor area.
² See section 16.30.050.5.1 for FAR bonus requirements.

16.30.050.5.1 - Bonuses to FAR Calculations in the SunRunner TEC Local Overlay District.

Projects within the SunRunner TEC Local Overlay district may qualify for an additional intensity bonus. These bonuses are specifically written to provide support for TEC-Local uses and the SunRunner BRT. Projects receiving FAR bonuses shall not exceed the maximum intensity allowed for the site. To qualify for bonuses: a project shall comply with all minimum use requirements of the SunRunner TEC-Local Overlay district.

If the proposed development includes residential dwelling units, the first 1.0 bonus FAR shall be selected from a. Workforce Housing, as shown in Table 16.30.050.5.1. For any FAR bonus above 3.5, the first 0.5 bonus FAR shall be selected from b. 1-3 or c.1-2, as shown in Table 16.30.050.5.1. Thereafter, any bonus or combination of bonuses is allowed.

Once a project has been determined to qualify for bonuses by the POD, the development may utilize any combination of the bonus provisions listed in this subsection to attain the desired additional development rights, except as otherwise limited by these regulations.

TABLE 16.30.050.5.1: Bonuses to FAR calculations in the SunRunner TEC Local Overlay District	
FAR Bonuses	
a. Workforce Housing	Minimum Bonus Increment is 0.1 FAR
1) For each additional 1.0 FAR or fraction of the bonus FAR requested, five-ten percent of the total number of housing units shall be provided, on site, as workforce housing units. Units associated with this bonus shall meet all requirements of the City's workforce housing program.	Not limited
2) Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one half of one percent or more of the total construction cost per each 0.5 of FAR bonus.	Not limited
b. Land Uses	Minimum Bonus Increment is 0.5 FAR

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1) Provision of target employment uses above the required minimum percent.	0.5 FAR for every additional 5% above the required minimum percent
2) Provision of industrial or artisanal production space with 16-foot floor-to-ceiling clearance and load bearing floors, serviced directly by appropriate loading access (such as double wide doors, ramps, freight elevators), ventilation, and other characteristics necessary for future use consistent with industrial and maker spaces.	0.5 FAR per 5,000 square feet
3) Provide affordable commercial space in accordance with City Affordable Commercial Space Program to fulfill at least 50% of the target employment use requirement. Must rent for current calendar year district average for 10 years, with 5% max increase per year.	0.5 FAR per 5,000 square feet
c. Streetscape Design, Street Frontage, and Pinellas Trail Frontage	Minimum Bonus Increment is 0.5 FAR
1) Provision of small storefront spaces along 22 nd Street South with tenant improvements for immediate occupancy by target employment uses. Qualified small storefront spaces shall not exceed a maximum width of 30 feet and be incorporated into a minimum 50% of the linear building frontage.	0.5 FAR per 5,000 square feet
2) Provision of leasable shared workspace, flex space, or micro-retail spaces (less than 200 square feet) with tenant improvements for immediate occupancy by target employment uses.	0.5 FAR per 5,000 square feet
3) Provision of pedestrian-oriented uses adjacent and connected to the Pinellas Trail, such as retail, restaurants, bars. Pedestrian-oriented uses shall be provided within 30 feet of the trail right-of-way and shall be incorporated into a minimum of 65% of linear building frontage and shall have at least 30% transparency at ground level.	0.5 FAR per 5,000 square feet
4) Provide financial support to the City's streetscape improvement program equal to one-half of one-percent or more of the total construction cost per each 0.5 FAR bonus	0.5 FAR, not to exceed 1.0 FAR
5) Site improvements in accordance with the 2018 Warehouse Arts District Deuces Live Joint Action Plan, including but not limited to trail corners (private and public spaces designed with electrical connections, pedestrian lighting, and other elements to ensure the space is equipped for "pop-up" uses), resting areas, plazas featuring sculptures or other interactive artistic displays, reserved spaces for floor graphics and wall	0.5 FAR

murals, bike share stations, etc. where the cost of such improvements can be demonstrated to be equal to one-half of one-percent or more of the total construction cost per each 0.5 FAR bonus.	
6) Provision of publicly accessible space that is adjoining the 22 nd Street South corridor.	0.5 FAR per 5,000 square feet

16.30.050.6. - Building Envelope: Maximum Height and Building Setbacks.

The height restrictions do not correlate directly to the zoning districts. They are designed to concentrate heights around the 22nd Street South SunRunner BRT station and then transition toward existing maximum building heights in the surrounding neighborhoods.

TABLE 16.30.050.6.a: Maximum Building Height

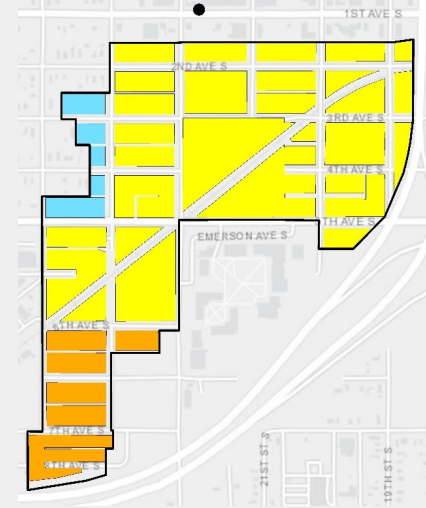
Building Height ¹		
	Area	Maximum Height ¹
		86-feet ²
		56-feet ²
		35-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments. ² An additional height of 10-feet is allowed for nonresidential spaces that do not exceed 25 percent of the total rooftop area.		

TABLE 16.30.050.6.b: Minimum Building Setbacks	
Building Setbacks ¹	
Yard Adjacent to Streets	0-feet or 15-feet from the curb, whichever is greater
Yard Adjacent to Streets, abutting NT Zoning	10-feet
Yards Abutting the Pinellas Trail	0-feet
Interior Yards	0-feet
Interior Yards, Abutting NT Zoning	20-feet
¹ Refer to technical standards regarding measurement of building setbacks and setback encroachments.	

16.30.050.7. - Building Design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian.

16.30.050.7.1. - Buildings and Site Design, Generally.

- A. *Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.
- B. *Building and parking layout and orientation.*
 - 1. *All development in the SunRunner TEC-Local Overlay:*
 - a. Buildings shall be located adjacent to streets to improve access and shall provide walkway connections to bus stops and public sidewalks.
 - b. The principal structure shall be oriented toward the primary street. A building on a corner property may be oriented to the secondary street so long as all street façades are articulated as primary façades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.
 - c. Building entrances shall face and be visible from adjacent primary streets and shall be directly accessible from the sidewalk adjacent to such street.
 - d. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure or plant material.

- e. Surface parking lots which are visible from a street (not including alleys) shall provide a solid knee wall not less than 36 inches high.
- f. No development shall be designed to prohibit or obstruct the ability for future vehicle, bicycle, and pedestrian access and connectivity to adjacent lots, including through the use of new public or private streets, except where the POD determines that such design is impractical due to topographic or other site-specific constraints.

2. *Development with frontage along 22nd Street South:*

- a. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be on the building setback line.
- b. Developments with frontage along 22nd Street shall include appropriate nonresidential, pedestrian-oriented uses. These uses shall include, but not be limited to, arts-related sales and services, artisanal and craft food and beverage production with showrooms and tasting rooms, restaurants and bars, target employment office uses, studios, and museums. Such pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage abutting 22nd Street South. Each of the foregoing pedestrian-oriented uses shall have a minimum average depth of 40 feet.
- c. Surface parking, ancillary equipment, loading and service operations shall be placed to the rear or internal to the property and shall not be visible from streets (not including alleys).
- d. Parking structures are encouraged to be internal to the site and include architectural features related to the principal structure and shall meet the general development standards for parking structures.
- e. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.

C. *Building Fenestration*

1. *Development with frontage along 22nd Street South, 2nd Avenue South, and 3rd Avenue South,*

- a. Buildings shall be equally detailed on all façades visible from a street (not including alleys).
- b. Ground level façades along 22nd Street South shall have at least 50 percent transparency at the ground level. All façades for ground level residential use and all faces for floors above ground level and second floor for non-residential uses shall have at least 30 percent total fenestration. At least two-thirds of this requirement shall be transparent (i.e., window glass).
- c. Ground level façades along 2nd Avenue South and 3rd Avenue South shall have at least 30 percent transparency at the ground level. All façades for ground level

residential use and all faces for floors above ground level and second floor for non-residential uses shall have at least 10 percent total fenestration. At least two-thirds of this requirement shall be transparent (i.e., window glass).

- d. A zero-lot line building or buildings that have interior façades or portions thereof that cannot provide glazing due to building and fire code regulations are exempt from providing fenestration on any exempt portion of the building. Portions of these façades which are not exempt shall have fenestration and architectural detailing consistent with the design style of the building which shall comprise at least 20 percent of the façade. Permanent, durable architectural features such as shutters, tile mosaics, medallions, Trompe L'oeil, or other items are acceptable.
- e. No floor of any street façade shall have a blank area greater than 36 feet in width and the height of the floor. All other façades shall include fenestration and other architectural features.
- f. Window fenestration on the street façades shall be organized in a rational pattern.

D. *Screening and Landscaping.*

- 1. All developments shall conform to the IT zoning district requirements stated in section 16.20.100.6.

E. *Pedestrian circulation.*

- 1. *Sidewalks required.* Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.
- 2. Where multiple entry features or multiple buildings exist within the same development, each entry feature and building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- 3. Cross easements which connect the internal pedestrian system are encouraged between abutting property owners.
- 4. Pedestrian circulation routes are encouraged to be emphasized with special design features that establish them as areas where pedestrians are physically separated from the flow of vehicular traffic. Techniques shall include one or more of the following:
 - a. Arcades, porticos, or other shade structures;
 - b. Bollards;
 - c. Seat walls or benches;
 - d. Landscape planters.
- 5. Sites larger than five acres shall be divided into smaller units through the use of pedestrian walkways, private drives, and other vehicular circulation routes.

16.030.50.7.2. – Building and Site Design along the Pinellas Trail.

The Pinellas Trail represents a unique opportunity to cultivate a vibrant, multimodal environment that blends one of the region’s greatest recreational assets with the distinct communities that interface with the trail. The city recognizes the symbiotic relationship that can exist between the trail and local businesses and finds that special consideration towards building design and orientation along the Pinellas Trail is necessary to activate trail frontages, maintain a safe, pedestrian-oriented environment for trail users, and stimulate local economic development for businesses that locate along the Pinellas Trail.

The following design criteria allows the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for users of the Pinellas Trail. For purposed of this section, the Pinellas Trail shall be referred to as “the trail.”

- A. Properties with frontage along the Pinellas Trail shall treat the trail as a street frontage in addition to any street-facing frontages and meet the following requirements:
 - 1. A minimum of one entrance shall be directly accessible from the trail via a walkway with a minimum width of five feet. All pedestrian improvements shall be ADA accessible and provided alongside adequate lighting.
 - 2. Off-street parking areas, outdoor storage, and loading areas shall not be located between any building and the trail. Building mechanical and accessory features may be located between the building and the trail but shall be screened with plant or fence materials. Screening with plant or fence materials shall be required if the equipment is otherwise visible from any public right-of-way.
 - 3. No groundfloor of any trail-facing façade shall have a blank area greater than 36 feet in width and the height of the floor. Blank walls may be limited through use of murals, fenestration, and/or architectural features.
 - 4. Fencing must be decorative and follow all standards of the commercial zoning districts. No chainlink, barbed wire or electric fencing may be used abutting the Pinellas Trail.

16.30.050.8. - Special Events.

- A. Special events related to target employment uses and creative enterprises, such as live performances, pop-up markets, temporary art exhibits, are permitted in the SunRunner TEC-Local Overlay district upon receipt of a completed temporary use permit application in accordance with the criteria for temporary uses and procedures identified in the Applications and Procedures section.
- B. Special events may include mobile food trucks allowed by a City-issued permit in accordance with the criteria for mobile food trucks and procedures identified in section 16.30.050.9 and section 16.50.440.
- C. *Standards.*
 - 1. Conditions shall be imposed to reasonably mitigate any adverse impacts resulting from noise, lighting, vehicular traffic, vehicular parking, pedestrian traffic, solid waste

collection, and other such matters and effects as may be expected from the occurrence of such special events.

2. Special events occurring on a site for a duration of more than three hours shall demonstrate that restroom facilities are available on-site or off-site.
3. Special events shall comply with the Noise Ordinance in Chapter 11.

16.30.050.9 - Vending.

This subsection allows flexibility to the standards established for mobile food trucks and roadside vending to recognize the diverse activities and unique needs associated with creative entrepreneurial endeavors in the SunRunner TEC-Local Overlay. Unless otherwise expressly stated below, the standards and procedures identified in section 16.50.440 – Vending, mobile food trucks and section 16.50.460 – Vending, roadside market shall apply.

A. *Vending, mobile food trucks.* Alternative standards for the vending of products from a class I mobile food truck on private property within the SunRunner TEC-Local Overlay are provided as follows:

1. *Vacant properties.* The operation of a class I mobile food truck on vacant and undeveloped private property shall be allowed in the SunRunner TEC-Local Overlay with the written permission of the property owner.
2. *Frequency.* Except as may be allowed as part of a City-issued permit (as defined in section 16.50.440), mobile food trucks are permitted on each property, ~~a maximum of no more than five days per calendar week.~~ Mobile food trucks that are present on the same property more than two days per week and/or park overnight shall:
 - a. Not be located in parking spaces required by the other uses on the property unless the number of spaces exceeds the minimum amount required for other uses on the property. The utilization of an off-street parking space for the operation of a food truck must not cause the site to become deficient in required off-street parking; and
 - b. Provide a site map for location and/or placement of food truck(s) on the subject property. Food trucks shall maintain a minimum 10-foot clearance from all buildings.
 - c. Demonstrate that restroom facilities are available on-site or off-site.
3. *Hours of operation.* Class I mobile food trucks shall be allowed to operate after 7:00 a.m. and before 9:00 p.m. in the SunRunner TEC-Local Overlay unless allowed by a City-issued permit (as defined herein).
 - a. *Extended hours.* At locations where mobile food trucks are allowed to operate, an owner may request to extend the hours of operation from 9:00 p.m. until 1:00 a.m. The request for extended hours shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.
4. *Food truck special events.* An owner may request as part of a food truck special event application that the food truck special event take place over a period of more than seven days. The request for a food truck special event for a duration longer than seven days

Commented [HJ6]: Revised after 9-5-24 public hearing

shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.

B. *Vending, roadside markets.* Alternative standards for roadside vending markets within the SunRunner TEC-Local Overlay are provided as follows:

1. In addition to food, roadside vending markets may sell hand-fabricated material goods produced by a target employment use operating within the SunRunner TEC-Local Overlay.
2. Roadside vending markets are allowable throughout the SunRunner TEC-Local Overlay and shall be allowed to operate after 7:00 a.m. and before 9:00 p.m. provided all other conditions of operation stated in section 16.50.460 are met.
 - a. *Extended hours.* At locations where mobile food trucks are allowed to operate, an owner may request to extend the hours of operation from 9:00 p.m. until 1:00 a.m. The request for extended hours shall be reviewed by the POD, subject to the criteria contained in the applications and procedures section.

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

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

SECTION FOUR. Effective Date. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption or upon the date of a finding of consistency with county-wide plan rules by Forward Pinellas, whichever is later. 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.

Commented [HJ7]: Amended to reflect re-routing for County review.

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

LEGAL:

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: City-initiated amendments to the Comprehensive Plan Future Land Use map and Official Zoning map to apply the SunRunner Target Employment Center (TEC) Local Overlay at the 22nd Street South SunRunner Bus Station (Quasi-Judicial) (Continued from 9/5/2024 City Council meeting)
Please scroll down to view the backup material.



J-5



ST. PETERSBURG CITY COUNCIL
Meeting of September 12, 2024

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

SUBJECT: **City File FLUM-67:** City-initiated amendments to the Comprehensive Plan Future Land Use map and Official Zoning maps to apply the SunRunner Target Employment Center (TEC) – Local Overlay at the 22nd Street South bus station.

- (a) ORDINANCE 759-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 58-acre site generally located at the 22nd Street South SunRunner bus station, south of 1st Avenue South, east of 24th Street South and north and west of Interstate 275, to establish the SunRunner Target Employment Center – Local Overlay; providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) Ordinance 791-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 58-acre site generally located at the 22nd Street South SunRunner bus station, south of 1st Avenue South, east of 24th Street South and north and west of Interstate 275, to establish the SunRunner Target Employment Center – Local Overlay; providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: Staff has received three phone calls requesting clarification.

Community Planning & Preservation Commission (CPPC): On May 14, 2024, the CPPC held a public hearing regarding this matter and voted 6 to 0 to recommend APPROVAL.

Previous City Council Action: On June 1, 2024, City Council conducted the first reading and first public hearing regarding this matter and voted unanimously to transmit the item to the State Department of Commerce for review and comment and set the second reading and adoption public hearings for September 5, 2024. At the September 5th hearing, this item along with the related text amendment application LDR 2024-03 were continued to the September 12th council meeting to allow changes to the LDR text amendment ordinance. No changes have been made to the attached map amendment Ordinances.

Recommended City Council Action:

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

Attachments: Ordinances, CPPC Staff Report and Minutes

ORDINANCE NO. 759-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 58-ACRE SITE GENERALLY LOCATED AT THE 22ND STREET SOUTH SUNRUNNER BUS STATION, SOUTH OF 1ST AVENUE SOUTH, EAST OF 24TH STREET SOUTH, AND NORTH AND WEST OF INTERSTATE 275, TO ESTABLISH THE SUNRUNNER TARGET EMPLOYMENT CENTER – LOCAL OVERLAY; 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 map with parcel identification numbers and addresses are provided in Exhibit “A.”

Land Use Category

From: Industrial General (IG) with Target Employment Center (TEC) Overlay

To: Industrial Traditional with SunRunner Target Employment Center (TEC) – Local Overlay

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-67
(Land Use)

Derek Kilborn 05-24-24

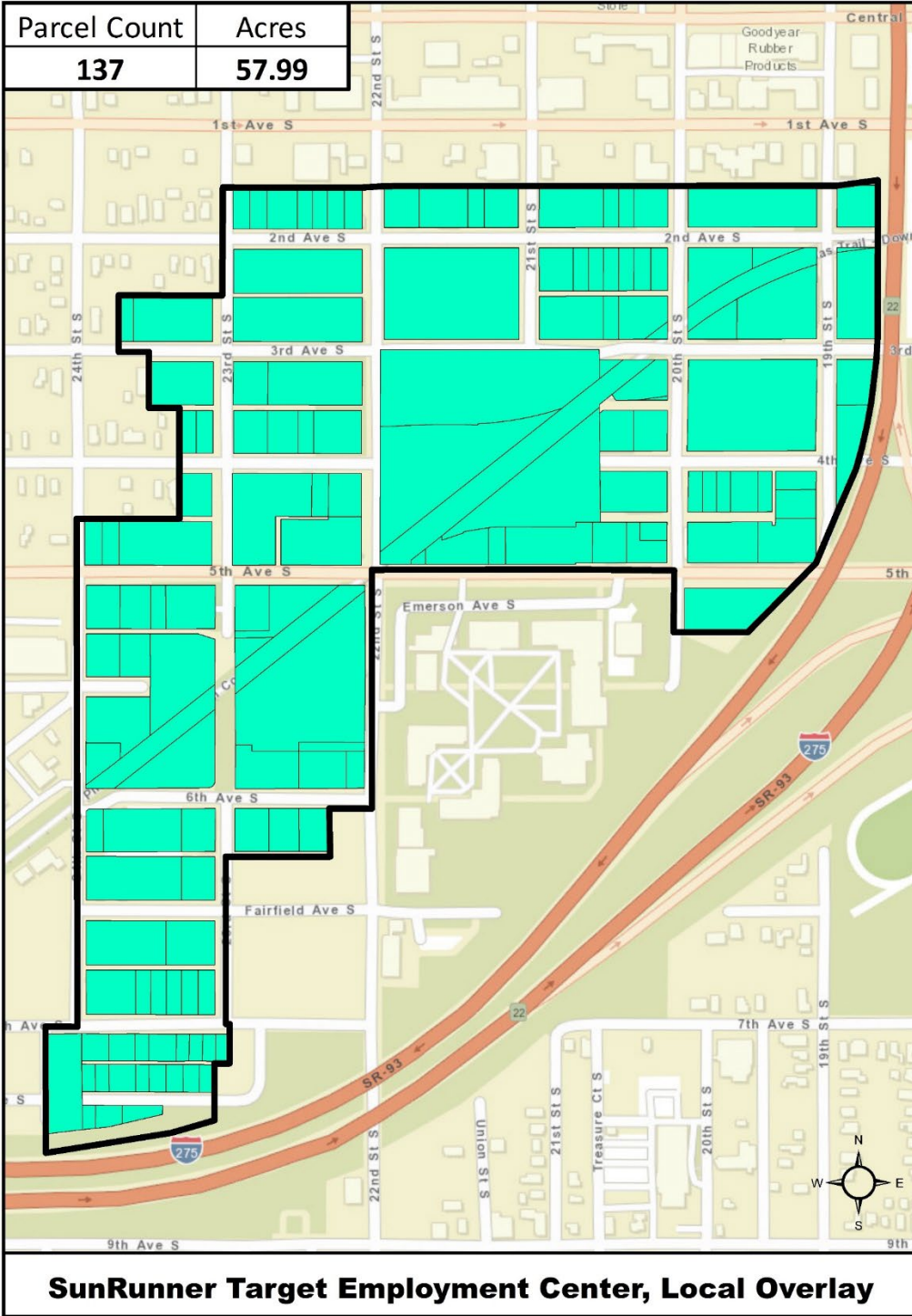
PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE



5-24-24

ASSISTANT CITY ATTORNEY DATE

ATTACHMENT A



PARCEL ID	ACRES	SPLIT	SITE ADDRESS
233116783900290100	0.13	PORTION OF THE PARCEL WITHIN THE BOUNDARY	0 3RD AVE S
263116728820000190	0.08	PORTION OF THE PARCEL WITHIN THE BOUNDARY	2321 8TH AVE S
243116000003200100	2.15	TRAIL NE SPLIT	0 2ND AVE S
233116000004300110	1.20	TRAIL SW SPLIT	0 24TH ST S

PARCEL ID	ACRES	SITE ADDRESS
233116784090010010	1.10	400 23RD ST S
233116386280060080	0.15	600 24TH ST S
233116386280050150	0.15	2311 7TH AVE S
233116783900250100	0.14	2255 2ND AVE S
243116847080110070	0.29	0 2ND AVE S
243116441910080140	0.13	2027 2ND AVE S
243116183780000260	0.15	401 19TH ST S
243116183780000340	0.11	1942 4TH AVE S
243116441910110030	0.13	2016 2ND AVE S
243116297180210070	0.34	128 19TH ST S
243116439920000010	0.73	1960 5TH AVE S
243116183780000140	0.05	0 3RD AVE S
263116728820000160	0.09	2341 8TH AVE S
243116847080110090	0.55	230 21ST ST S
263116728820000100	0.07	0 7TH AVE S
233116386280050160	0.15	0 7TH AVE S
243116847080110060	0.13	2040 2ND AVE S
243116183780000450	0.10	417 20TH ST S
233116386280050130	0.14	0 7TH AVE S
243116847080080090	0.54	2027 2ND AVE S
243116183780000310	0.11	0 4TH AVE S
233116386280030030	0.26	2226 6TH AVE S
233116386280080050	0.27	2336 5TH AVE S
233116783900300010	1.13	2200 2ND AVE S
243116441910080130	0.13	2027 2ND AVE S
263116728820000120	0.07	0 7TH AVE S
233116386280050010	0.43	645 23RD ST S
233116386280080070	0.29	500 24TH ST S
243116000003200600	0.37	2165 5TH AVE S
243116591480000140	0.29	0 2ND AVE S
243116591480000110	0.41	2133 2ND AVE S
233116783900250150	0.14	0 2ND AVE S
233116838440000010	2.70	515 22ND ST S
233116783900290120	0.70	2301 3RD AVE S
243116183780000131	0.01	0 20TH ST S
233116783900320150	0.14	2311 4TH AVE S
243116183780000320	0.23	1926 4TH AVE S
233116783900250090	0.14	2259 2ND AVE S
233116783900320010	0.56	323 23RD ST S
243116441910110010	0.15	0 20TH ST S

233116783900350110	0.81	2335 5TH AVE S
243116183780000470	0.58	1921 5TH AVE S
243116000003200500	0.03	0 3RD AVE S
243116885530010010	0.66	2135 5TH AVE S
243116441910120050	0.51	1942 2ND AVE S
233116386280060030	1.50	600 24TH ST S
243116441910110140	0.38	0 3RD AVE S
243116441910120100	0.24	1975 3RD AVE S
263116728820000680	0.07	0 8TH AVE S
263116218240010020	0.74	0 7TH AVE S
233116386280080010	0.43	0 5TH AVE S
243116846900000010	0.50	1911 5TH AVE S
243116183780000180	0.28	2001 4TH AVE S
233116386280030050	0.26	2242 6TH AVE S
243116591480000130	0.14	2121 2ND AVE S
233116386280050140	0.14	2321 7TH AVE S
263116728820000720	0.07	2357 8TH AVE S
233116386280080090	0.29	0 24TH ST S
263116728820000130	0.15	2342 7TH AVE S
243116441910110130	0.13	2025 3RD AVE S
243116300070010010	2.47	222 22ND ST S
263116728820000090	0.08	2308 7TH AVE S
263116728820000420	0.11	0 8TH AVE S
233116783900250160	0.15	131 22ND ST S
243116000003200410	2.12	420 22ND ST S
243116297180260050	0.34	1830 3RD AVE S
243116441910120030	0.10	1930 2ND AVE S
233116386280010020	0.44	2232 5TH AVE S
233116783900320160	0.14	365 23RD ST S
243116183780000350	0.11	0 4TH AVE S
233116783900310130	0.13	2225 4TH AVE S
233116386280010090	0.12	516 23RD ST S
233116784090010011	0.15	2220 4TH AVE S
263116728820000760	0.15	2378 7TH AVE S
243116441910080150	0.28	199 20TH ST S
233116280260000010	0.98	2338 EMERSON AVE S
233116783900360010	0.29	405 22ND ST S
233116783900250140	0.13	2221 2ND AVE S
233116783900350090	0.15	0 5TH AVE S
233116000070010010	0.76	2221 5TH AVE S
233116386280020130	0.35	2209 6TH AVE S
233116386280010070	0.31	2260 5TH AVE S
243116916730000010	1.79	0 4TH AVE S
243116183780000120	0.29	301 20TH ST S
243116441910120010	0.94	1955 3RD AVE S
233116386280060150	0.29	625 23RD ST S
233116386280080040	0.13	0 5TH AVE S

243116847080110050	0.13	2032 2ND AVE S
233116783900300090	1.14	2233 3RD AVE S
233116386280030070	0.29	2262 6TH AVE S
233116783900310110	0.26	2245 4TH AVE S
263116728820000470	0.06	2376 8TH AVE S
263116728820000110	0.07	0 7TH AVE S
243116183780000370	0.54	415 20TH ST S
233116386280020090	0.50	2263 6TH AVE S
243116000003201000	0.13	0 5TH AVE S
243116000003200200	2.95	2100 3RD AVE S
233116386280050040	1.15	2361 7TH AVE S
233116783900350010	0.28	2300 4TH AVE S
243116183780000360	0.12	0 4TH AVE S
233116783900310010	0.81	0 3RD AVE S
263116728820000690	0.07	0 8TH AVE S
233116783900250130	0.13	0 2ND AVE S
233116783900350100	0.15	2355 5TH AVE S
233116386280070050	0.62	2342 EMERSON AVE S
263116728820000740	0.14	0 7TH AVE S
233116386280020131	0.11	0 22ND ST S
233116386280020160	0.14	593 22ND ST S
243116183780000270	0.23	411 19TH ST S
233116386280060010	0.29	615 23RD ST S
233116783900250110	0.26	2241 2ND AVE S
243116297180220050	0.72	230 19TH ST S
233116386280080110	0.26	2343 EMERSON AVE S
243116183780000150	0.27	2025 4TH AVE S
263116728820000150	0.09	0 8TH AVE S
263116728820000730	0.07	0 7TH AVE S
243116441910070090	1.08	125 19TH ST S
263116728820000450	0.11	0 8TH AVE S
243116441910110040	0.13	2016 2ND AVE S
243116591480000080	0.29	150 22ND ST S
243116263890010010	2.35	1927 4TH AVE S
233116783900310140	0.41	0 4TH AVE S
263116728820000700	0.15	2365 8TH AVE S
233116783900310070	0.30	0 3RD AVE S
233116386280070090	0.20	550 24TH ST S
233116386280050120	0.14	2335 7TH AVE S
233116783900310090	0.29	0 4TH AVE S
233116261720000010	0.79	0 6TH AVE S
243116441910110020	0.15	2006 2ND AVE S
263116728820000180	0.09	2331 8TH AVE S
243116924180040010	0.44	0 19TH ST S
243116183780000440	0.23	0 5TH AVE S
243116885530010020	0.28	2031 5TH AVE S

ORDINANCE NO. 791-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF FOR A 58-ACRE SITE GENERALLY LOCATED AT THE 22ND STREET SOUTH SUNRUNNER BUS STATION, SOUTH OF 1ST AVENUE SOUTH, EAST OF 24TH STREET SOUTH, AND NORTH AND WEST OF INTERSTATE 275, TO ESTABLISH THE SUNRUNNER TARGET EMPLOYMENT CENTER – LOCAL OVERLAY; 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 map with parcel identification numbers and addresses are provided in Exhibit “A.”

Zoning District

From: Industrial Traditional with Target Employment Center (TEC) Overlay

To: Industrial Traditional with SunRunner Target Employment Center (TEC) – Local Overlay

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 759-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-67 (Zoning)

Derek Kilborn 05-24-24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

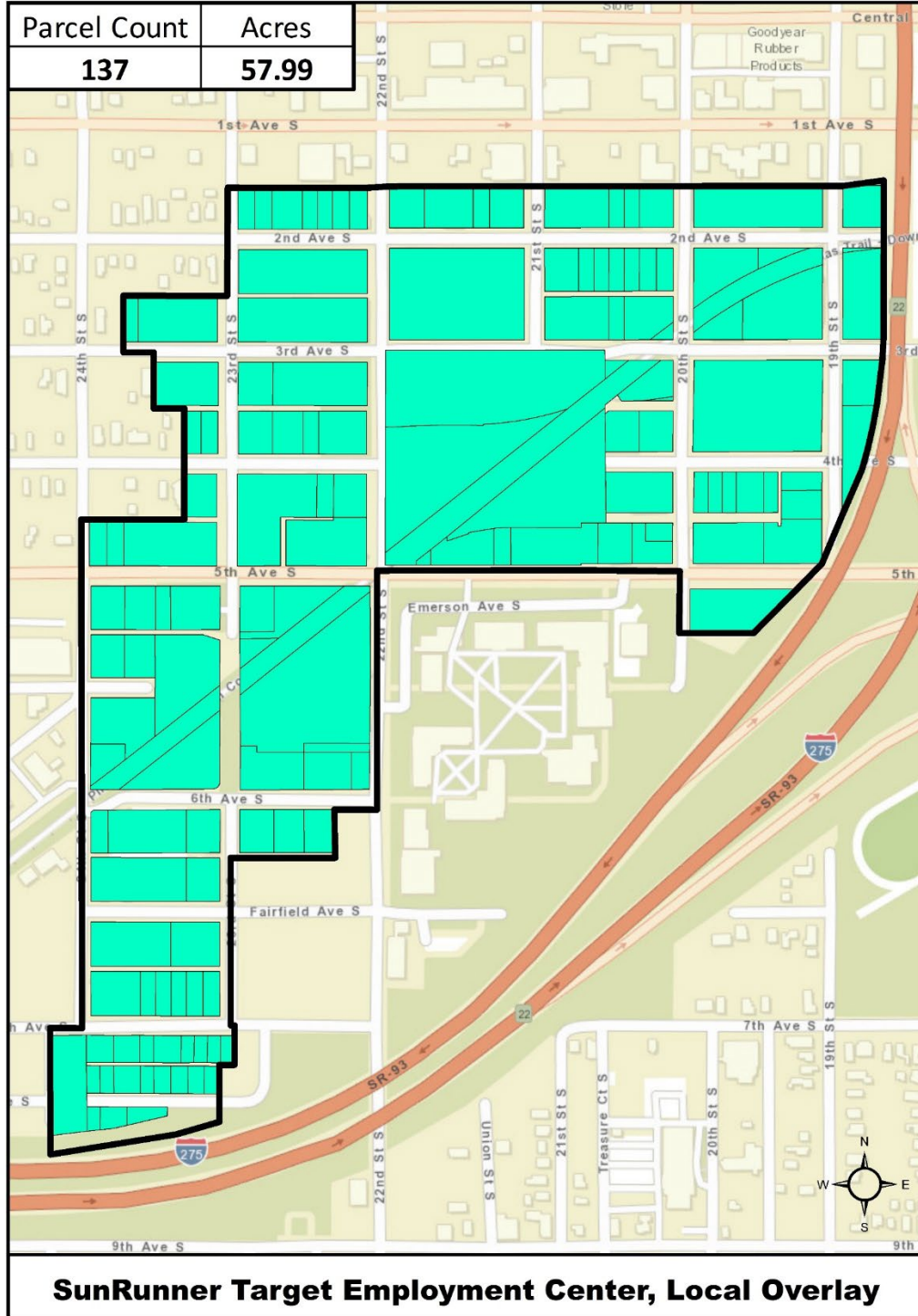
DATE


ASSISTANT CITY ATTORNEY

5-24-24

DATE

ATTACHMENT A



PARCEL ID	ACRES	SPLIT	SITE ADDRESS
233116783900290100	0.13	PORTION OF THE PARCEL WITHIN THE BOUNDARY	0 3RD AVE S
263116728820000190	0.08	PORTION OF THE PARCEL WITHIN THE BOUNDARY	2321 8TH AVE S
243116000003200100	2.15	TRAIL NE SPLIT	0 2ND AVE S
233116000004300110	1.20	TRAIL SW SPLIT	0 24TH ST S

PARCEL ID	ACRES	SITE ADDRESS
233116784090010010	1.10	400 23RD ST S
233116386280060080	0.15	600 24TH ST S
233116386280050150	0.15	2311 7TH AVE S
233116783900250100	0.14	2255 2ND AVE S
243116847080110070	0.29	0 2ND AVE S
243116441910080140	0.13	2027 2ND AVE S
243116183780000260	0.15	401 19TH ST S
243116183780000340	0.11	1942 4TH AVE S
243116441910110030	0.13	2016 2ND AVE S
243116297180210070	0.34	128 19TH ST S
243116439920000010	0.73	1960 5TH AVE S
243116183780000140	0.05	0 3RD AVE S
263116728820000160	0.09	2341 8TH AVE S
243116847080110090	0.55	230 21ST ST S
263116728820000100	0.07	0 7TH AVE S
233116386280050160	0.15	0 7TH AVE S
243116847080110060	0.13	2040 2ND AVE S
243116183780000450	0.10	417 20TH ST S
233116386280050130	0.14	0 7TH AVE S
243116847080080090	0.54	2027 2ND AVE S
243116183780000310	0.11	0 4TH AVE S
233116386280030030	0.26	2226 6TH AVE S
233116386280080050	0.27	2336 5TH AVE S
233116783900300010	1.13	2200 2ND AVE S
243116441910080130	0.13	2027 2ND AVE S
263116728820000120	0.07	0 7TH AVE S
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243116183780000320	0.23	1926 4TH AVE S
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233116783900320010	0.56	323 23RD ST S
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243116441910080150	0.28	199 20TH ST S
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243116885530010020	0.28	2031 5TH AVE S



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, May 14, 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 Department records, Community Planning & Preservation Commission member Robert Jeffery has 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-67

SunRunner TEC-Local Overlay at the 22nd Street South Station

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 and concurrent amendment to the Official Zoning Map to apply the SunRunner Target Employment Center (TEC) – local Overlay at the 22nd Street South Station.

APPLICANT INFORMATION

APPLICANT/AGENT: **City of St. Petersburg**
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St. Petersburg, Florida 33701

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BACKGROUND

On November 7, 2023, the Community Planning and Preservation Commission held a public hearing regarding city-initiated text amendments to the Comprehensive Plan that focused on the land use designations related to the commercial corridors and the SunRunner corridor/station areas. A new subcategory under the Target Employment Center (TEC) Overlay was proposed to include a new SunRunner TEC-local Overlay designation in conformance with the recent update to the Target Employment and Industrial Land Study (TEILS) and subsequent Countywide Plan text amendments that support a TEC-local category when supported by a locally adopted Special Area Plan. Portions of the SunRunner Rising Development Study are included in this agenda package for acceptance by Council as the Special Area Plan supporting the proposed SunRunner TEC-local at the 22nd Street South Station. The purpose of the proposed amendments is to implement this new SunRunner TEC-local Overlay that was created in partnership with related stakeholders along with public input from two well attended charettes. The following sections provide further details on the required pre-requisite steps to implement the subject Overlay.

SunRunner Rising Study

The SunRunner Rising Development Study establishes an integrated land use and transportation implementation strategy for transit-supportive development and infrastructure along the 10-mile corridor of the SunRunner Bus Rapid Transit (BRT) project. The study was a federally funded project through the Federal Transit Authority (“FTA”)’s Transit-Oriented Development Pilot Program and was facilitated by the Pinellas Suncoast Transit Authority (“PSTA”) in partnership with the City of St. Petersburg, the City of South Pasadena, and Pinellas County’s Metropolitan Planning Organization, Forward Pinellas.

The study’s first input sessions began in the Spring of 2020 and published in April 2022. The study provides recommendations for 10 station areas to support the SunRunner BRT investment, promote ridership, and assist St. Petersburg in providing land use strategies and equitable economic principles and recommendations that are a product of the community’s vision for the station areas. Plan strategies reflect the unique character, land use conditions and community-informed vision in each of the local jurisdictions and are tailored to capture their respective development opportunities. When combined with the TEILS Update, these two studies are the most important influences on the current set of recommendations.

For More Information: [SunRunner Rising Development Study](#)

Target Employment and Industrial Land Study

Employment and industrial classified lands are important components to attracting and retaining target employers within St. Petersburg and throughout Pinellas County. For these reasons, employment and industrial related map categories were historically protected with specialized criteria in the St. Petersburg Comprehensive Plan and Countywide Plan. The relevance of these specialized criteria was reinforced in a 2008 countywide study titled “Target Employment and Industrial Land Study for the Pinellas Community”. The report was prepared by the then-named Pinellas Planning Council, Countywide Planning Authority, and the Pinellas County Economic Development Department.

In recent years, noticeable changes were beginning to emerge in target employment needs. Additionally, actions by the Florida Legislature, including House Bill 1339 in 2020, Senate Bill 962 in 2021, SB 102 in 2023 and SB 328 in 2024 make it easier for employment and industrial lands to convert to residential uses if a certain minimum threshold is met for affordable housing. This pre-emption conflicted with Comprehensive Plan and Countywide Plan policies prohibiting residential and restricting other commercial uses in the Employment and Industrial categories.

These factors compelled Forward Pinellas to reassess the locational needs of target employment industries throughout Pinellas County and the existing policy framework in the Countywide Plan which seeks to preserve land for high-wage jobs. Starting in January 2022, Forward Pinellas initiated the Target Employment and Industrial Land Study Update (“TEILS Update”) with the goal of identifying ways to maintain a healthy economy while balancing competing residential interests for limited employment land. The TEILS Update would help inform changes to the Countywide Plan, and by extension, local changes to the St. Petersburg Comprehensive Plan.

During the evaluation period, Forward Pinellas hosted a listening session at the St. Petersburg College Midtown Campus with the Warehouse Arts District and Deuces Live on April 27, 2022. Discussion focused on the lack of traditional manufacturing, existing non-conventional uses, potential for conventional residential and commercial uses that could supplement the existing employment and industrial uses, and the potential for improved walkability and pedestrian infrastructure. The TEILS Update was published on January 11, 2023.

As a result of the TEILS Update, the Countywide Plan was amended away from a one-size-fits-all approach and toward a more diverse mix of land uses on employment and industrial lands. The amended countywide approach now recognizes four (4) new Target Employment Center (“TEC”) subcategories, including the Target Employment Center-Local (“TEC-Local”) subcategory referenced hereafter.

TEC-Local is suited for areas of the county that house smaller-scale manufacturers and artisan users with industrial and warehouse space needs, such as the Warehouse Arts District. Through the Countywide Plan, local governments are now permitted to mix land uses, in conjunction with local sub-area planning efforts.

The new TEC-Local option synchronized perfectly with parallel conversations regarding the Central Avenue Activity Center, recommended updates through the SunRunner Rising Study, and station area planning at the 22nd Street South station.

For More Information: [2008 Target Employment Industrial Land Study](#)
[2023 Target Employment Industrial Land Study](#)

Comprehensive Plan Text Amendment (CPPC Application No. LGCP 2023-01)

As previously noted, the Community Planning and Preservation Commission (“CPPC”) held a public hearing on November 7, 2023 for the text amendments related to the commercial corridors and the SunRunner corridor/station areas. A subcategory under the Target Employment Center (“TEC”) Overlay was proposed to include the new SunRunner TEC-Local Overlay designation in conformance with the recent update to the countywide TEILS study and subsequent Countywide Plan text amendments that support a TEC-Local category when supported by a locally adopted Special Area Plan.

The City’s intent to apply the SunRunner TEC-Local Overlay within a larger TEC Overlay is consistent with the following proposed Comprehensive Plan policy language (new language shown in underline) scheduled for adoption and to be presented concurrently at a public hearing before City Council. Proposed policy LU3.1 states:

9. Target Employment Center (TEC) Overlay - Overlaying the future land use designations of those areas, not less than 10 acres in size, that are now developed or appropriate to be developed in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. Permitted uses and density/intensity standards shall be as per the underlying future land use categories, with a 100 percent intensity bonus for manufacturing, office and research/development uses.
 - a. SunRunner TEC-local at the 22nd Street Station – Located over Industrial Traditional (IT) zoned land located south of 1st Avenue South, east of 24th Street, and north and west of Interstate 275, where alternative permitted uses and density/intensity standards may be established in accordance

with the SunRunner Rising Development Study/Special Area Plan through adoption of Land Development Regulations specifying standards related to density, intensity, height, urban form, and public realm. The LDRs will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address continued need for industrial and warehouse space. Target Employment uses are required to be developed concurrently with or before all other non-Target Employment Uses. The established boundary is reflected as a zoning overlay.

Adoption of Special Area Plan (Part of CPPC Application No. LGCP 2023-01)

The Comprehensive Plan text amendment quoted above includes requirements for a SunRunner Rising Special Area Plan (“SAP”) and adoption of land development regulations specifying standards related to density, intensity, height, urban form, and public realm. The CPPC is authorized to approve the SAP along with any associated map amendment, which is further described in the background section of this report.

The SunRunner Rising Development Study (“Study”), which was accepted by City Council on April 4, 2022, is adopted by reference as the SunRunner Rising Special Area Plan (“SAP”) associated with the transit-oriented development (“TOD”) near and around SunRunner station areas and along the Central Avenue corridor necessary to support the continued success of the SunRunner Bus Rapid Transit (“BRT”) system. The Study was a joint effort between the City of St. Petersburg, Pinellas Suncoast Transit Authority (“PSTA”), and Forward Pinellas intended to assist the cities of St. Petersburg, South Pasadena, and St. Pete Beach by providing community-supported land use strategies, equitable economic development plans and programs, and a county-wide framework for TOD in Pinellas County.

Portions of the Study are being repurposed as part of CPPC Application No. LGCP 2023-01 to create a Special Area Plan required by the Countywide Rules to apply a TEC-Local subcategory to a portion of the existing TEC Overlay in the 22nd Street South SunRunner station area. The Special Area Plan adopted with this CPPC application will satisfy the SAP requirements for applying the TEC-Local subcategory, pursuant to Section 6.5.4.4.1 of the Countywide Rules.

REQUEST

The City of St. Petersburg is requesting an amendment to the Future Land Use Map and the Official Zoning Map to apply the SunRunner Target Employment Center (TEC) – local Overlay at the 22nd Street South Station area for the purpose of encouraging transit-oriented development near the SunRunner 22nd Steet South station. The SunRunner TEC-local Overlay applies to a 58-acre area, located within an existing larger TEC overlay area, at the 22nd Street South Station, which is defined in the draft Comprehensive Plan text amendment as being located south of 1st Avenue South, east of 24th Street South, and north and west of Interstate 275, where alternative permitted uses and density/intensity standards may be established in accordance with the SunRunner Rising Development Study/Special Area Plan through adoption of Land Development Regulations specifying standards related to density, intensity, height, urban form, and public realm. The established boundary is reflected as a land use and zoning overlay. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for residential development. The LDRs will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address continued need for industrial and warehouse space. Target Employment uses are required to be developed concurrently with or before all other non-Target Employment Uses. The LDR text amendment to create the new overlay will be considered before the Development Review Commission on May 1, 2024 (LDR 2024-03) and will be heard concurrently with this application before City Council scheduled for first public hearing on June 6, 2024.



The proposed LDRs associated with the proposed overlay will encourage the provision of workforce housing in accordance with the City’s housing goals. The proposed LDRs work towards this goal with the requirement that any new development proposing a multifamily use that wants to use the FAR bonuses to achieve more than 1.5 FAR must get the first 1.0 FAR bonus from the provision of workforce housing units equal to at least 5% of total housing units and affordable to households earning 120 percent AMI or less.

In addition to the area’s proximity to the SunRunner 22nd Street South station, approximately 0.6 miles of the Pinellas Trail intersects with the proposed SunRunner TEC-local Overlay district. The proposed LDRs for the SunRunner TEC-local Overlay district will include standards for new developments with frontage along the trail that work towards the vision for trail-oriented development laid out by the WADA-Deuces Live Action Plan. Trail-oriented standards from the proposed LDRs include the requirement that building entrances be accessible from the Trail and that surface parking lots, loading, and storage areas not be located between the building and trail frontage to create a more active trail corridor. New developments with frontage along the Trail are further encouraged to activate the Trail and provide a mix of uses adjacent to the Trail through FAR

bonuses. New developments may receive a FAR bonus for incorporating pedestrian-oriented uses and frontage design elements to activate the Trail, as well as providing improvements in accordance with the WADA-Deuces Live Action Plan, such as pop-up trail corners, shaded rest areas, and bike parking areas.

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with this city-initiated 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 apply the SunRunner Target Employment Center (TEC) – local Overlay within a larger TEC Overlay is consistent with the following proposed Comprehensive Plan policy language (new language shown in underline) scheduled for adoption this fall and to be presented concurrently at a public hearing before City Council:

Policy LU3.1 The Future Land Use Element contains the following categories:

9. Target Employment Center (TEC) Overlay - Overlaying the future land use designations of those areas, not less than 10 acres in size, that are now developed or appropriate to be developed in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. Permitted uses and density/intensity standards shall be as per the underlying future land use categories, with a 100 percent intensity bonus for manufacturing, office and research/development uses.

- b. SunRunner TEC-local at the 22nd Street Station– Located over Industrial Traditional (IT) zoned land located south of 1st Avenue South, east of 24th Street, and north and west of Interstate 275, where alternative permitted uses and density/intensity standards may be established in accordance with the SunRunner Rising Development Study/Special Area Plan through adoption of Land Development Regulations specifying standards related to density, intensity, height, urban form, and public realm. The LDRs will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address continued need for industrial and warehouse space. Target Employment uses are required to be developed concurrently with or before all other non-Target Employment Uses. The established boundary is reflected as a zoning overlay.

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 application of the SunRunner TEC-local overlay is to allow and encourage a variety of uses and building typologies that support and attract target employment users in the creative industries and support the SunRunner BRT. The overlay district allows alternative permitted uses, density, intensity, and development standards than what is normally allowed in the existing industrial zoning category to encourage transit-oriented development in the SunRunner 22nd Street South station area. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for BRT supportive uses such as retail, restaurant, entertainment, hotel and residential development that are provided concurrently with or after target employment uses thereby creating a compatible and more orderly land use transition from downtown to the east and residential uses to the west of the 58-acre industrial area.

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 58-acre SunRunner TEC-local overlay is in the South St. Pete Community Redevelopment Area (CRA) and includes portions of the Warehouse Arts District. It is bisected by the Pinellas Trail and is adjacent to the Grand Central District and Historic Gas Plant District Redevelopment, as well as the Palmetto Park, Melrose-Mercy, and Jordan Park neighborhoods. The purpose of the SunRunner TEC-local Overlay is to support the established surrounding area by allowing and encouraging a variety of uses and building typologies that support and attract target employment users in the creative industries and support the BRT. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for residential development that are provided concurrently with or after target employment uses.

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 as it is contained within the larger existing TEC Overlay boundary.

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

The proposed SunRunner TEC-local Overlay will be a voluntary option enabled through the adoption of Land Development Regulations (LDRs) and corresponding zoning overlay that future developments may choose to opt into to receive additional intensity, building height, and flexibility in permitted uses after meeting target employment requirements and design standards beyond what is permitted/required of the Industrial Traditional (IT) zoning district. The northwest section of the overlay that is near single-family residential housing is not eligible for increases in height and will remain 35-feet

thereby protecting the scale of the development from encroaching into the neighborhood as shown in the below graphic.

TABLE 16.30.050.6.a: Maximum Building Height

Building Height ¹	
Area	Maximum Height ¹
	86-feet ²
	56-feet ²
	35-feet

¹ Refer to technical standards regarding measurement of building height and height encroachments.
² An additional height of 10-feet is allowed for nonresidential spaces that do not exceed 25 percent of the total rooftop area.

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

The purpose of the SunRunner TEC-local Overlay is to encourage transit-oriented development in the SunRunner 22nd Street South station area. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for supporting the BRT with retail, restaurants, hotel and residential development that are provided concurrently with or after target employment uses.

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 purpose of the SunRunner TEC-local Overlay is to encourage transit-oriented development in the SunRunner 22nd Street South station area. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for restaurants, retail, entertainment, hotel and residential development that will support increased usage of mass transit.

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 will require amendments to the Future Land Use map of Countywide Rules.

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 will ensure that future residents will have safe and convenient access to employment and needed goods and services resulting in reduced automobile trip lengths.

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 proposed LDRs associated with the proposed overlay will also encourage the provision of workforce housing in accordance with the City's housing goals. The proposed LDRs work towards this goal with the requirement that any new development proposing a multifamily use utilizing the FAR bonuses to achieve more than 1.5 FAR must get the first 1.0 FAR bonus from the provision of workforce housing units equal to at least 5% of total housing units and affordable to households earning 120 percent AMI or less or a payment in-lieu.

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.

Application of the proposed overlay will be a voluntary option enabled through the adoption of Land Development Regulations (LDRs) and corresponding zoning overlay that future developments may choose to opt into to receive additional intensity, building height, and flexibility in permitted uses after meeting target employment requirements and design standards beyond what is permitted/required of the Industrial Traditional (IT) zoning district. The property owner will continue to control their interests.

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 amendment, however, as stated above, the overlay is voluntary and property owner will be able to continue to use, maintain, develop, and improve his or her property for personal use in accordance with the existing IT Zoning.

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.

In addition to the area's proximity to the SunRunner 22nd Street South station, approximately 0.6 miles of the Pinellas Trail intersects with the proposed SunRunner TEC-local Overlay district. The proposed LDRs for the SunRunner TEC-local Overlay district will include standards for new developments with frontage along the trail that work towards the vision for trail-oriented development laid out by the WADA-Deuces Live Action Plan. Trail-oriented standards from the proposed LDRs include the requirement that building entrances be accessible from the Trail and that surface parking lots, loading, and storage areas not be located between the building and trail frontage to create a more active trail corridor. New developments with frontage along the Trail are further encouraged to activate the Trail and provide a mix of uses adjacent to the Trail through FAR bonuses. New developments may receive a FAR bonus for incorporating pedestrian-oriented uses and frontage design elements to activate the Trail, as well as providing improvements in accordance with the WADA-Deuces Live Action Plan (such as pop-up trail corners, shaded rest areas, and bike parking areas).

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 has a Future Land Use designation of Industrial General (IG) and is zoned Industrial Traditional (IT).

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

The proposed amendment will allow for the potential for new market rate and work force housing, which will positively affect the availability of residential dwelling units.

4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including: water, sewer, sanitation, recreation and stormwater management. 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 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. All redevelopment must comply with all laws and ordinances in effect at the time development permits are requested. The SAP containing in-depth facilities impact analysis is included as Attachment 2.

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 areas.

Sanitary Sewer

The sanitary sewer LOS for wastewater collection and treatment was established in the Integrated Water Resources Master Plan (St. Pete's Water Plan) that was completed by Jacobs in 2019. The LOS is intended to provide adequate protection against future sanitary sewer overflows with consideration for future conditions including population projects and climate change. The actual amount of wastewater requiring conveyance and treatment is directly related to per capita potable water demand within the City's Sanitary Sewer Service Area and the amount of inflow and infiltration anticipated from a 7- inch, 24-hour rainfall event.

The City owns and operates almost 900 miles of gravity sanitary sewer, and 82 lift stations to transfer wastewater to three Water Reclamation Facilities (WRFs). The Northeast, Southwest and Northwest WRFs provide the required wastewater treatment to meet regulatory requirements and produce reclaimed water for the City's reclaimed water distribution systems. The City's average annual daily flow (AADF) rate of all three reclamation facilities for calendar year (CY) 2022 is 34.21 mgd. The aggregate sanitary sewer system's permitted treatment capacity is 56.0 mgd, resulting in an estimate unused available capacity of 21.79 mgd. Therefore, 39% of the City's existing wastewater facilities have the capacity necessary to accommodate the additional average annual daily flows from the proposed density and population increase and each facility has the capability to expand their permitted capacity if needed to accommodate future growth.

Sanitary sewer systems can be subject to infiltration of ground water and rainwater which increases flows. This is called Inflow and Infiltration (I&I). 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.

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 the 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 Southwest Florida Water Management District (SWFWMD) to ensure projects meet quantity and quality design standards for stormwater treatment.

The City's Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. 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. An update to the plan has been completed with the assistance of cooperative funding from SWFWMD.

The City's updated Stormwater Management Master Plan 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.

Solid Waste

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, and the continued participation of residents and businesses in these 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 support the proposed density increase.

Mobility

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state-mandated transportation concurrency, the City continues to monitor the LOS for motor vehicles on major roadways and the availability of transit service for site impact review and transportation planning purposes. The majority of City roadways are operating at a low level of congestion and within the previously adopted LOS standard of "D" or better. The City continues to work with the Pinellas Suncoast Transit Authority (PSTA) to provide additional transit service in support of City growth as demonstrated with the successful implementation of SunRunner Bus Rapid Transit (BRT) service.

Recreation

The City has adopted a LOS standard of 9 acres of useable recreation and open space per 1,000 population. However, the City enjoys an estimated 26.4 acres per 1,000 permanent and seasonal residents. With a LOS approximately three times the adopted standard, there is excess capacity to support the proposed density increase.

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

The 58-acre land area of the SunRunner TEC-local at the 22nd Street South Station is a subset of the larger existing TEC Overlay and is therefore both appropriate and adequate for supporting the provisions of the Special Area Plan.

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 and target employment uses. Its close proximity to downtown, the Pinellas Trail, and the Central Avenue Activity Center, establishes the subject property as suitable for the proposed SunRunner TEC-local Overlay.

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 application of the SunRunner TEC-Local Overlay is to allow and encourage a variety of uses and building typologies that support and attract target employment users in the creative industries. The overlay district allows alternative permitted uses, density, intensity, and development standards than what is normally allowed in the existing industrial zoning category to encourage transit-oriented development in the SunRunner 22nd Street South station area. This overlay will create new opportunities for target employment-supporting retail, office, research, and educational activity, as well as opportunities for BRT supportive uses such as retail, restaurants, entertainment, hotels and residential development that are provided concurrently with or after target employment uses thereby creating a compatible and more orderly land use transition from downtown to the east and residential uses to the west of the 58-acre industrial area.

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

The existing TEC overlay boundary is logically drawn to follow the existing IT zoning district and will continue to be so with the proposed TEC-local Overlay boundary.

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

The proposed amendment involves the application of TEC-local Overlay boundary over industrial zoned land that currently does not allow for residential, retail, restaurant hotel uses, that will support the BRT.

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 proposed SunRunner TEC-local Overlay will also require an amendment to the Countywide Map to replace the existing TEC Overlay with the SunRunner TEC-local Overlay.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- April 12, 2024: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property and the following business and neighborhood associations: Grand Central, The Deuces, Warehouse Arts District Association, Wildwood Heights Neighborhood Association, Downtown Neighborhood Association, Palmetto Park Neighborhood Association, Melrose Mercy Neighborhood Association. In addition to the standard information, this notification included 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 not received any public comments responding to the direct mail notices, only a few phone calls requesting clarification of the amendment's purpose.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Future Land Use Map amendment is considered a large-scale amendment and therefore requires one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and two (2) public hearings before City Council. As previously noted, the concurrent LDR amendment will be heard before the Development Review Commission (DRC) and during the City Council hearings.

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 supports the proposed Future Land Use Map amendment and associated Special Area Plan at the subject location to be consistent with the Comprehensive Plan.

RECOMMENDATION

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

REPORT PREPARED BY:

Britton Wilson

5/6/24

Britton Wilson, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek A. Kilborn

5/7/24

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

ATTACHMENTS

1. Map Series
2. SunRunner Rising Special Area Plan (SAP)



ATTACHMENT NO. 1

Map Series

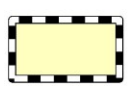


AERIAL

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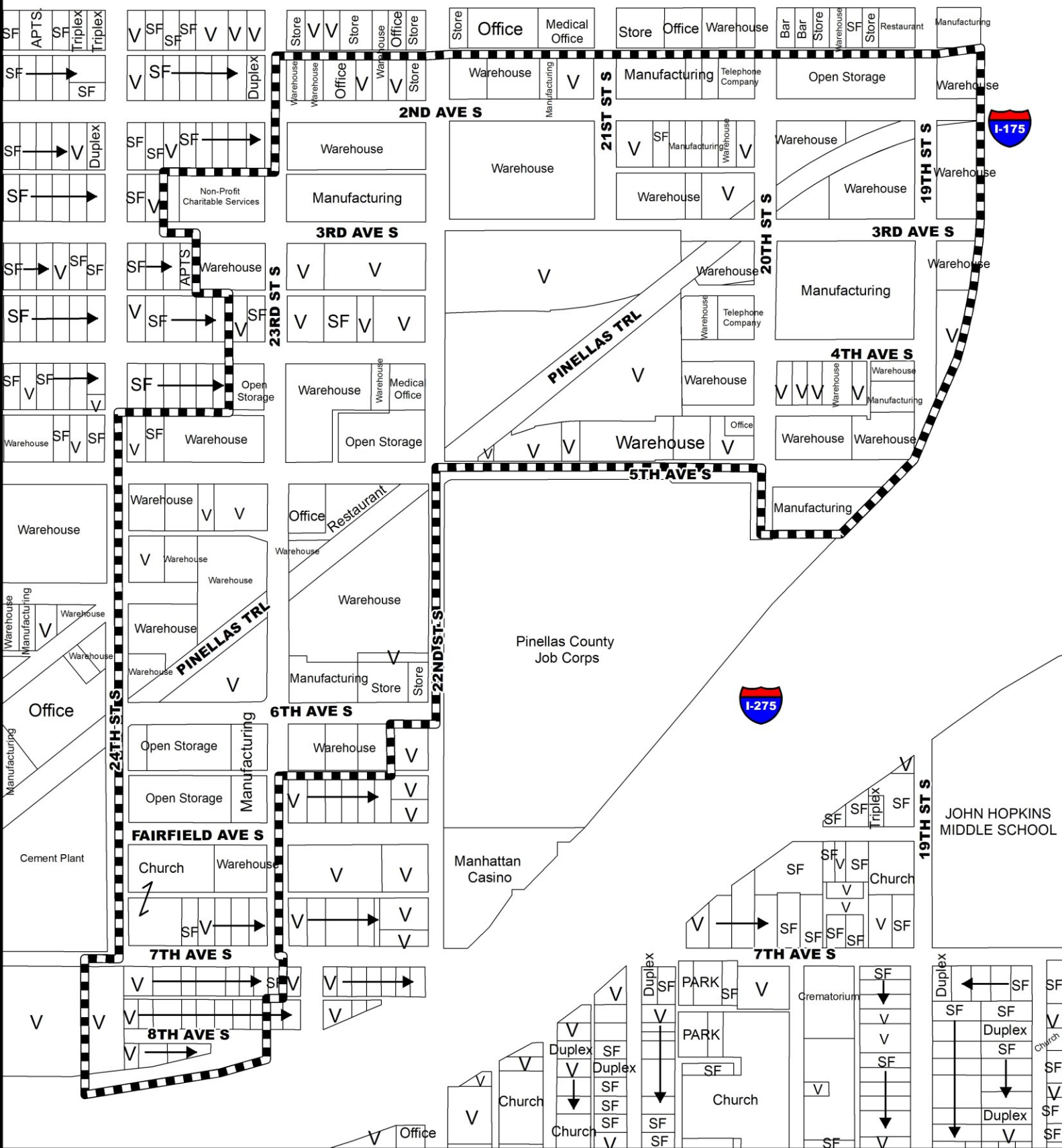
FLUM-67

SCALE: 1" = 350'



SUBJECT AREA





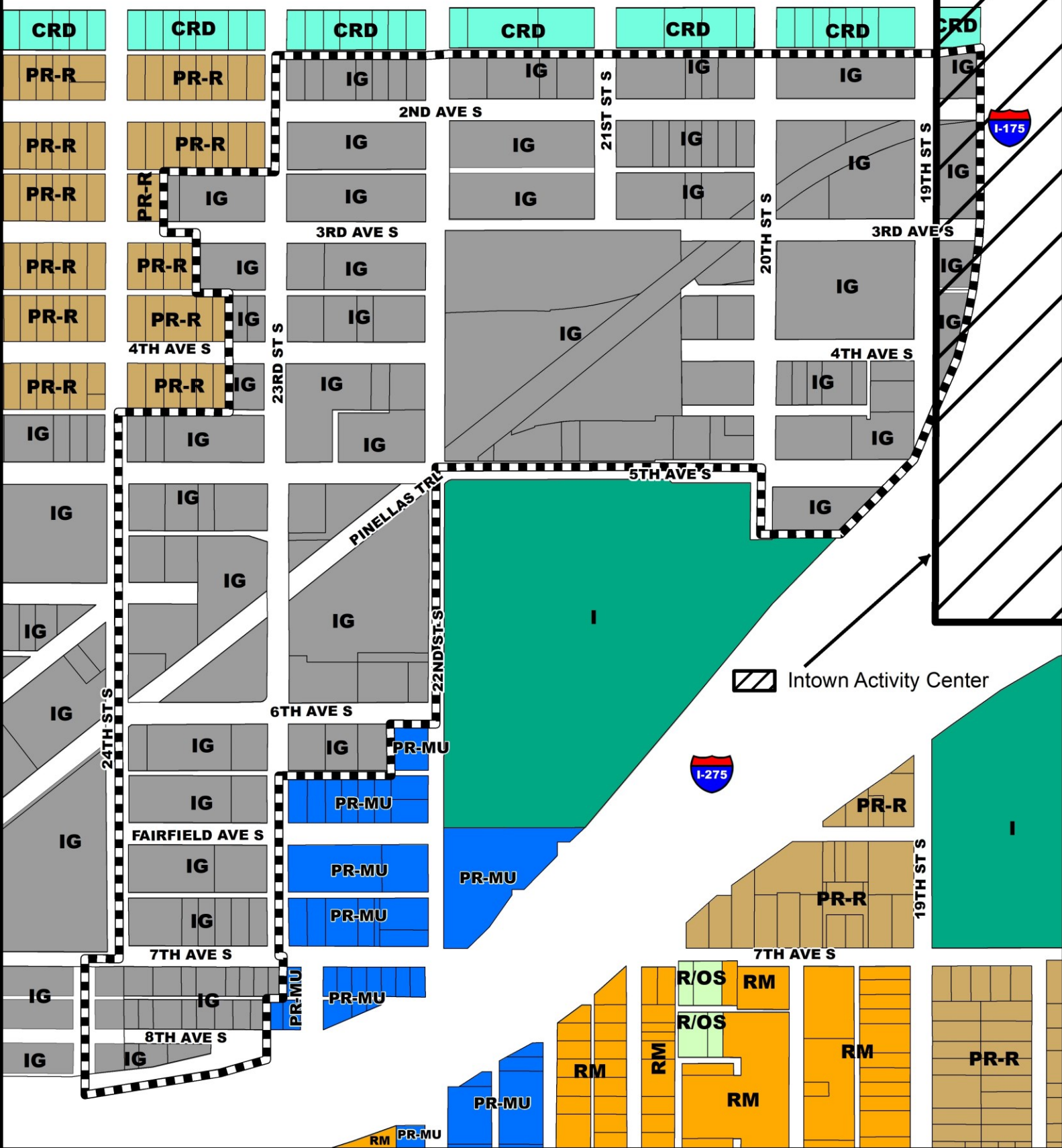
EXISTING USES

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SUBJECT AREA






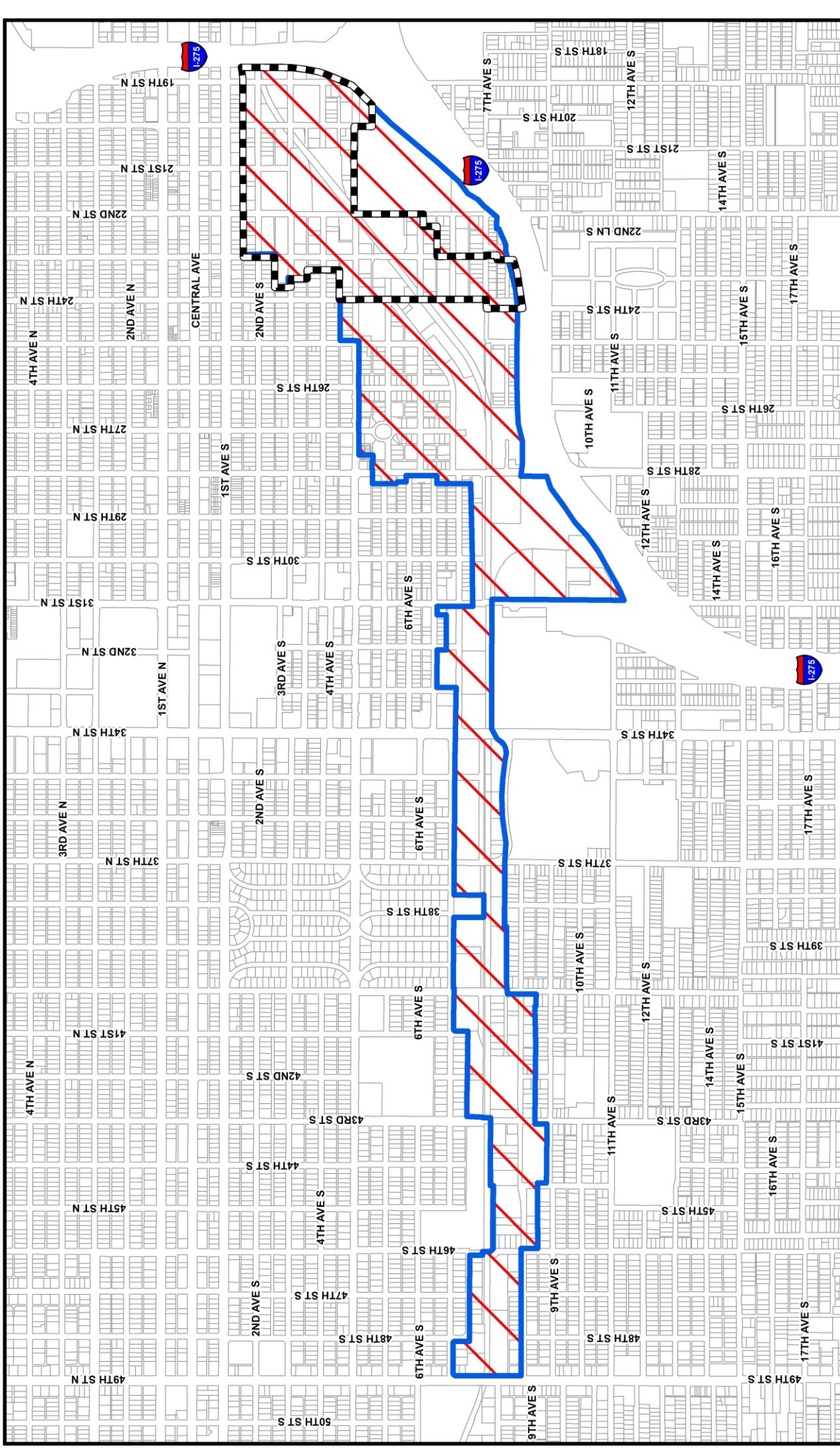
FUTURE LAND USE

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From: Target Employment Center (TEC) Overlay To: Target Employment Center (TEC) - Local Overlay


SUBJECT AREA





Target Employment Center (TEC) Overlay with the Proposed Target Employment Center (TEC) - Local Overlay

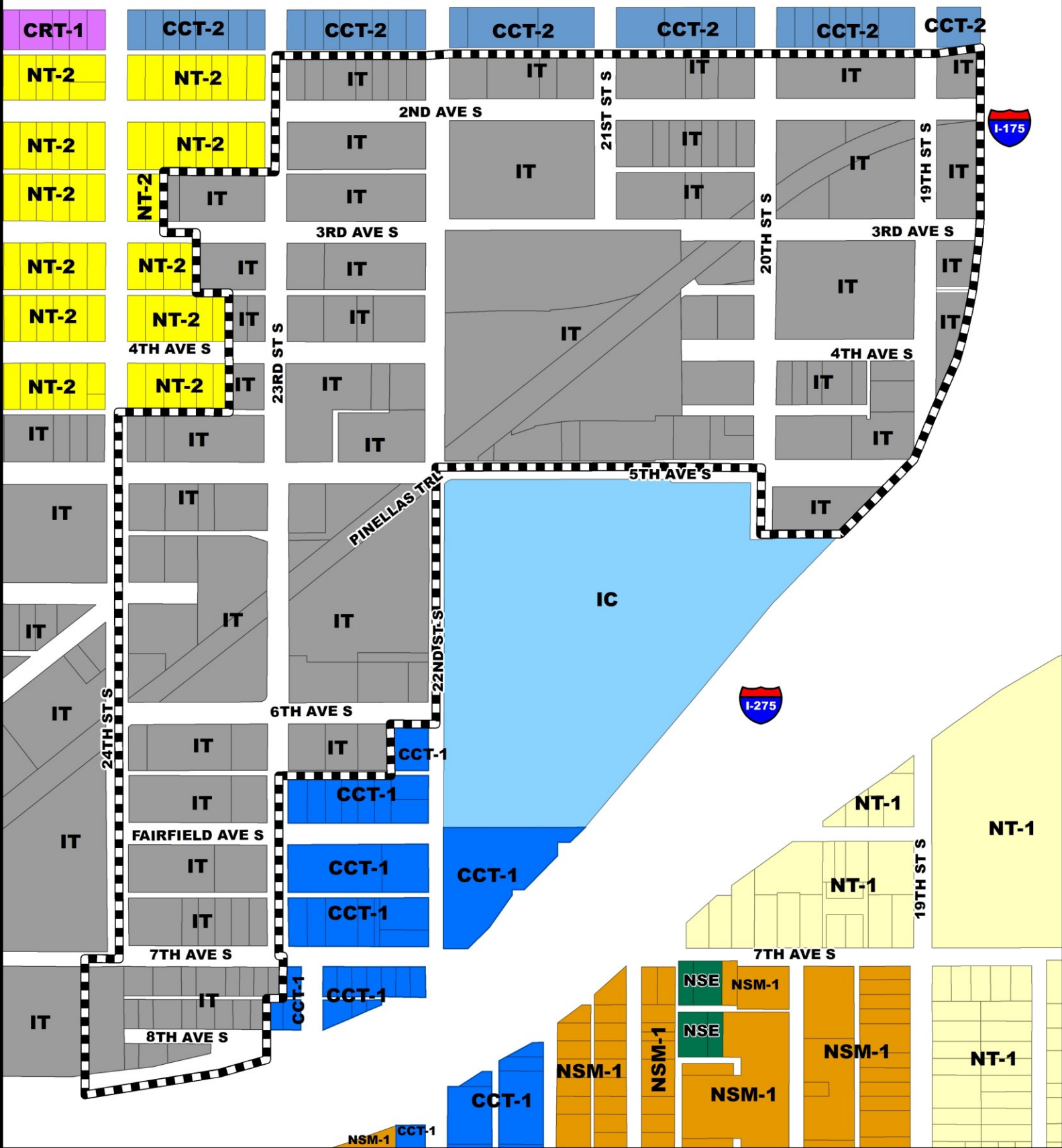


SUBJECT AREA



TEC OVERLAY

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 SCALE: 1" = 1,330'



EXISTING ZONING

CITY FILE

FLUM-67

SCALE: 1" = 350'



SUBJECT AREA





ATTACHMENT NO. 2

SunRunner Rising Special Area Plan (SAP)

Draft: SunRunner Rising Special Area Plan

**Forward Pinellas Tier II Countywide Plan Map Amendment for
TEC-Local Area**

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DRAFT

OVERVIEW

The purpose of this document is to provide the Local Special Area Plan (SAP) requirements for applying the Target Employment Center (TEC) – Local Subcategory, pursuant to Section 6.5.4.4.1 of the Countywide Rules. The TEC-Local Subcategory was developed as part of the 2023 *Target Employment and Industrial Lands Study (TEILS) Update*, which resulted in updates to the Countywide Rules in August 2023.

Portions of the *SunRunner Rising Development Study (2022)*, which was accepted by City Council on April 4, 2022, are repurposed in this document to create the SAP required by the Countywide Rules to apply a TEC-Local subcategory to a portion of the existing TEC Overlay in the 22nd Street SunRunner station area.

The *SunRunner Rising Development Study* is adopted by reference as the *SunRunner Rising SAP* associated with the transit-oriented development (TOD) near and around SunRunner station areas and along the Central Avenue corridor necessary to support the continued success of the SunRunner Bus Rapid Transit (BRT) system. The Study was a joint effort between the City of St. Petersburg, Pinellas Suncoast Transit Authority (PSTA), and Forward Pinellas intended to assist the cities of St. Petersburg, South Pasadena, and St. Pete Beach by providing community-supported land use strategies, equitable economic development plans and programs, and a county-wide framework for TOD in Pinellas County.

SECTION 1: EXISTING CONDITIONS

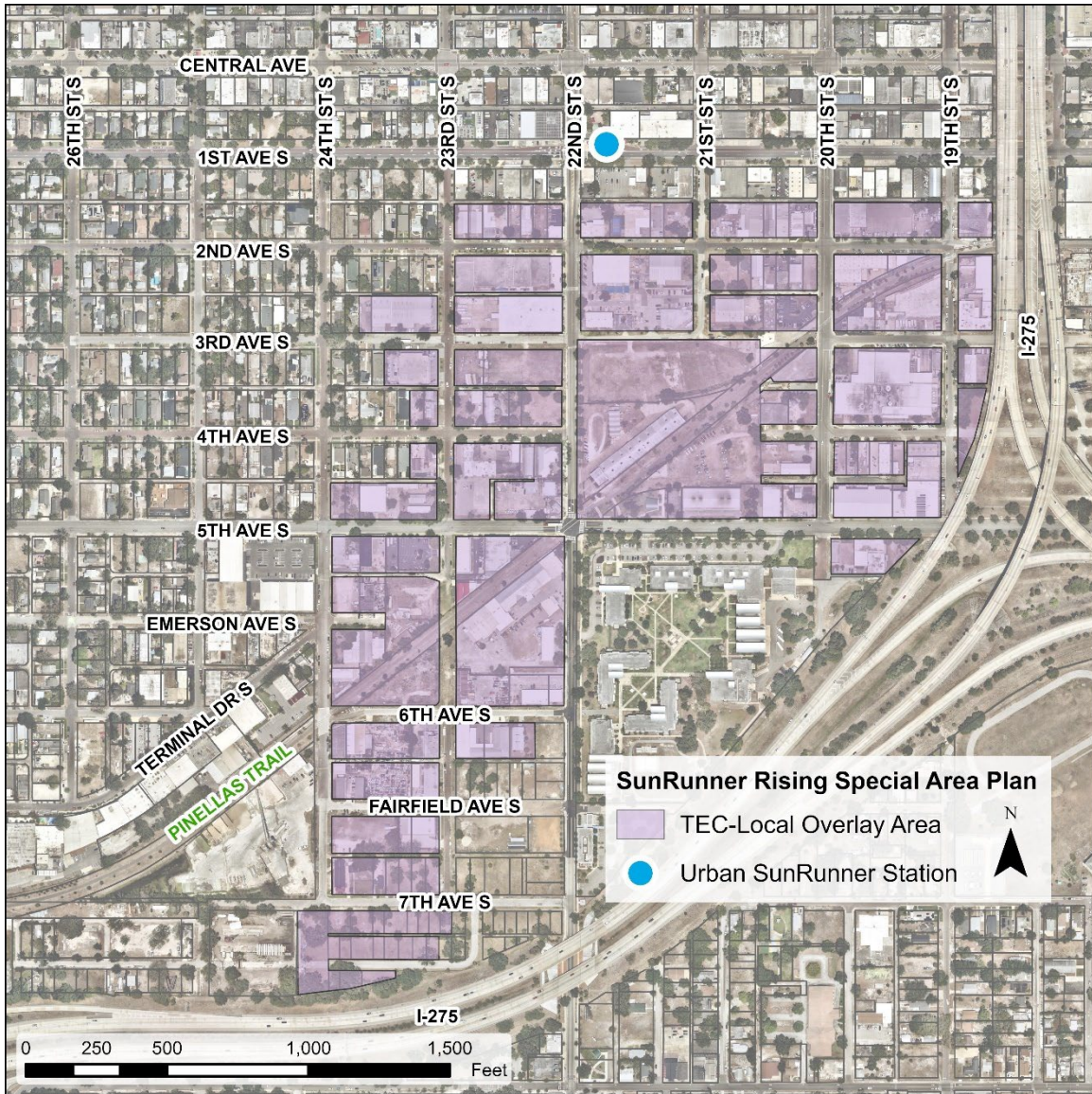
Area History and Context

This SAP is a subset of the adopted *SunRunner Rising Development Study* and focuses on the Industrial Traditional (IT) zoned area south of the 22nd Street Urban SunRunner Stations as shown in **Figure 1**. The SAP area is in the South St. Pete Community Redevelopment Area (CRA) and includes portions of the Warehouse Arts District and Deuces Live Districts. It is bisected by the Pinellas Trail and is adjacent to the Grand Central District and Historic Gas Plant District Redevelopment, as well as the Palmetto Park, Melrose-Mercy, and Jordan Park neighborhoods.

The Warehouse Arts District was once a primarily industrial area with ideal access to a previously existing rail line which has been converted to the Pinellas Trail. This area is now also home to emerging and established artists who use the large warehouses within the district to create large-scale art. The Deuces Live District was a thriving African-American community before the construction of Interstate 275 and has its Main Street designation along 22nd Street S from the I-275 overpass to 15th Avenue S. Currently, the district has locally-owned restaurants and art galleries that embrace the African-American history and culture of the area. The SAP area sits at the intersection of these two districts and thus seeks to incorporate recommendations from the *Warehouse Arts District – Deuces Live Action Plan (2018)* into the goals, objectives, and vision of this planning effort.

The SAP area is just south of the Grand Central District, which is known for its local businesses, shops, restaurants, breweries, and proximity to the Pinellas Trail. To the east of the SAP area across I-275 is the Historic Gas Plant District Redevelopment site, with the goal of bringing equitable and impactful development to benefit the entire City of St. Petersburg.

Figure 1: SunRunner Rising Special Area Plan Map



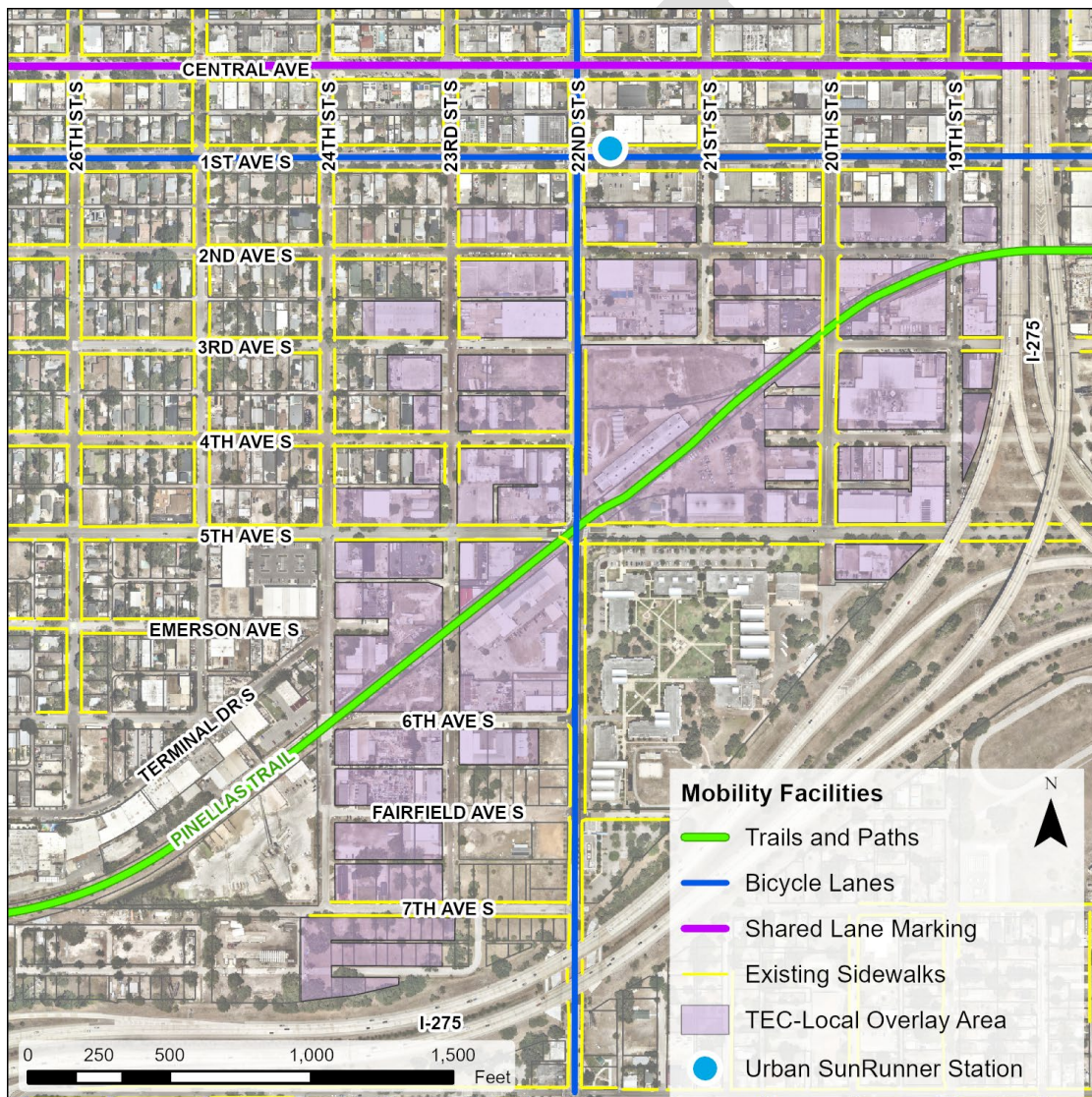
Urban Form

The SAP area is comprised of some smaller blocks as well as large blocks occupied by industrial uses, which tend to have larger building footprints. The area is bisected by the Pinellas Trail, which is disconnected from the street grid in some places (particularly between 20th Street S and 22nd Street S) and has little interaction with adjacent parcels. Many buildings have their back to the trail, do not provide pedestrian connections from the property to the trail, and have fences on the property line between the building and trail right-of-way. The area includes a range of warehouse and industrial building types. Existing building heights in the area range between 1 and 3 stories.

Public Realm

There are several gaps in the sidewalk network and some of the existing sidewalks need improvement. Sidewalk gaps are observed along the west side of 23rd Street S, 21st Street S, 19th Street S, 2nd Avenue S east of 22nd Street S, 3rd Avenue S east of 24th Street S, and the entirety of the area south of 5th Avenue S. Several of the existing industrial uses have large driveways that create gaps in the existing sidewalk network. There are minimal bicycle facilities in the area, with only 22nd Street S having dedicated bicycle lanes. A map of the existing mobility network is provided below in **Figure 2**. There is a strong public art presence with buildings having murals on what were previously blank or unmaintained side or rear walls. Sculptures, banners, and signage are placed around the area as well.

Figure 2: SAP Area Mobility Map



Existing Land Uses and Open Space

The SAP area contains industrial uses and is home to several artist galleries and workspaces. Parcels are typically less than 0.5 acres. Industrial uses such as garages/workshops, light manufacturing, general warehouses, and open storage facilities comprise 46% of parcels in the area and 59% of total acreage. The second largest existing land use category is vacant land, which makes up 40% of parcels and 28% of total acreage in the area. The SAP area also has 7 residential parcels, 7 commercial parcels including a medical office and restaurant, and 3 institutional uses including a local church and the Morean Arts Center.

Zoning

The area is currently zoned Industrial Traditional (IT), with an underlying future land use of Industrial General (IG) and Target Employment Center (TEC) Overlay, and Countywide Plan Map designation of Industrial.

The IT district has a maximum nonresidential intensity (FAR) of 0.75. Per Section 16.20.100 of the City's Land Development Code, there is a 100% intensity bonus allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map, meaning properties could achieve up to a 1.5 FAR in the SAP area if those specific uses are provided. The maximum impervious surface ratio (ISR) is 0.95 and the minimum lot width is 60 feet. It should be noted that based on a parcel analysis of the SAP area, the typical lot width is 40 to 50 feet.

Building envelope standards are differentiated based on whether a property abuts a nonindustrial zoned property or a major street, as follows:

	Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
Maximum Building Height	35 feet	50 feet
Building Setbacks – Yard adjacent to street	10 feet	0 feet
Building Setbacks – Interior Yards	20 feet	0 feet

The IT district also requires industrial properties shield from view of non-industrial properties or major streets through the use of buffers. The buffer and landscaping requirements vary based on the type of fence used to create the buffer. Generally, buffer widths range between 10 to 20 feet and a combination of trees and shrubs is required for landscaping within the buffer.

Permitted uses in the area are predominantly industrial, including manufacturing, outdoor storage, warehouses, and laboratories for research and development. Non-industrial permitted uses within the SAP area are very limited but include breweries, microbreweries, veterinary offices and kennels, studios, and mixed-use buildings with a mixture of permitted and accessory uses.

Adjacent zoning districts to the SAP area include Commercial Corridor Traditional (CCT-1 and CCT-2), Neighborhood Traditional (NT-2), Center Institutional (IC), and Downtown Center (DC-2). The area is also in proximity to the Central Avenue Corridor Activity Center and Intown Activity Center. Comprehensive Plan and LDR updates for the Central Avenue Corridor Activity Center and Commercial Corridor zoning districts (including Commercial Corridor Suburban [CCS] and CCT district) are being handled concurrently with this Special Area Plan. Increases in density and intensity are proposed along the Commercial Corridors with the intent of revitalizing the corridors by expanding employment and housing opportunities such as workforce housing.

Area Mobility Networks

To enhance pedestrian safety in the area, improved crossings with push button activation signals and higher visibility crosswalks are recommended throughout the SAP area, as identified in the City of St. Petersburg Complete Streets Implementation Plan.

North of the SAP area, there are existing bike lanes on the 1st Avenues which were improved to include buffers and green pavement markings during construction of the dedicated bus lanes and stations for the SunRunner BRT. Also identified in the Complete Streets plan are additional bike network recommendations including neighborhood greenways and shared lanes in the area. These improvements would provide safe bike network connections between the 1st Avenues and the Pinellas Trail which bisects the SAP area.

The City has partnered with Lime to offer a shared bike service throughout Downtown St. Petersburg. This program helps stimulate economic growth for downtown and the surrounding areas. The City has also partnered with VEO to provide e-scooters to residents and visitors which also enhances mobility for the entire City.

The Grand Central Station, just west of the SAP area, serves 15 routes. Two of these routes, Route 79 and the Central Avenue Trolley provide connection into the SAP area. In addition, the SunRunner BRT provides service on the 1st Avenues. There is currently a gap in transit service on 22nd Street.

The South St. Pete CRA Mobility Plan is currently in progress to identify multimodal improvements that will enhance the area's mobility and connectivity. Multimodal improvements include enhancing pedestrian facilities, bicycle facilities, and streetscaping.

Demographic, Housing, and Jobs Profile

The surrounding area of the SAP has a significant minority population (40%), which is higher than the Pinellas County average. The area's rich African-American history can be felt today and has helped guide planned improvements.

There are minimal residents in the SAP area, 9 in total with 3 total housing units according to the 2017-2021 American Community Survey Estimate. There are 46 businesses that employ over 300 employees based on 2023 ESRI Business Analyst information.

Based on the data provided in the Forward Pinellas 2050 Long Range Transportation Plan (LRTP), as of 2020, Traffic Analysis Zones (TAZs) that encompass the SAP and surrounding areas include a population of 809 residents, 409 dwelling units and 1,784 jobs.

Equity Assessment

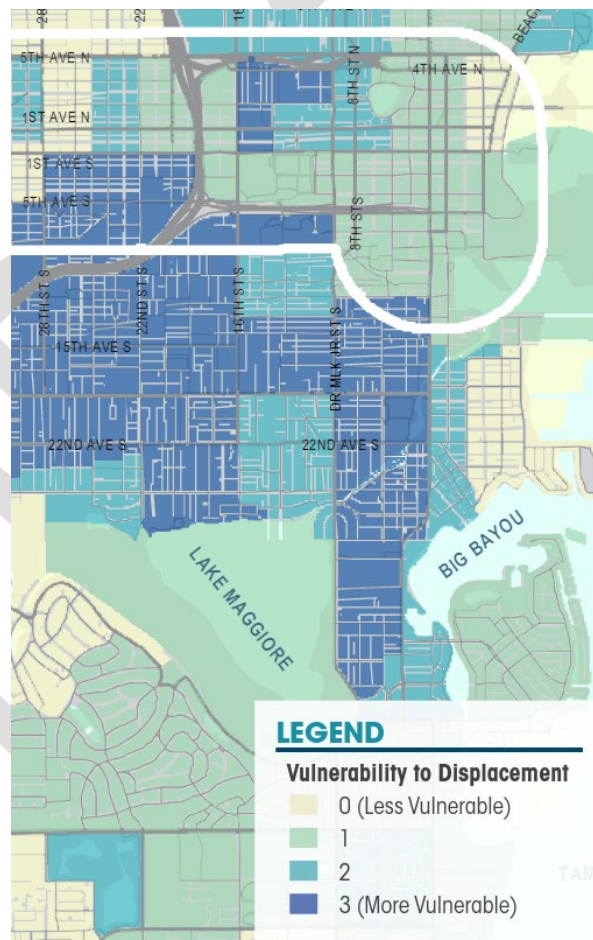
The following section is a subset of the Equity Assessment that was provided in the *SunRunner Rising Development Study*. The data from the *SunRunner Rising Development Study* has been tailored for this SAP.

Vulnerability to Displacement

Vulnerability of Displacement measures the risk of any given area being “gentrified” as investment occurs in response to the public transit improvement. After premium transit systems are in place, over time, spending behaviors and property values respond to market preferences in locations near transit stations, reportedly increasing residential land and home prices over time.

The SAP area is more vulnerable to displacement in comparison to other areas of the SunRunner Corridor and the City. **Figure 3** displays areas in St. Petersburg that are vulnerable to displacement from less vulnerable to more vulnerable.

Figure 3: Excerpt from SunRunner Rising Development Study - Vulnerability to Displacement



Access to Opportunity

Access to opportunity reflects the goal for all communities to have equitable access to a high quality of life. It is based on the principle that every resident—regardless of income, race, ethnicity, age, or ability—can live in a community of their choice with access to basic services and amenities. Areas with

low access to opportunity lack key components of a complete neighborhood and can exhibit low quality of life outcomes—including life expectancy, educational attainment, and income level—compared to the County. Unfortunately, many areas with low access to opportunity are also areas where many residents are people of color. This pattern illustrates the need to improve equity across neighborhoods and to remove barriers to opportunity that negatively impact many communities of color.

The SAP area currently provides less access to opportunity for its residents.

Jobs and Housing Diversity

Jobs and housing diversity are important in creating a community of complete neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes. A diverse range of housing options—including different prices, sizes, types, and a mix of rental and for-sale—is key to encouraging complete neighborhoods where families and households of all types and incomes can choose to live. Housing diversity includes single-unit homes, as well as units of different types and sizes that can complement the existing single-unit pattern of an area. Similarly, access to a range of quality jobs enables people of different incomes and education levels to find employment and wealth-building opportunities.

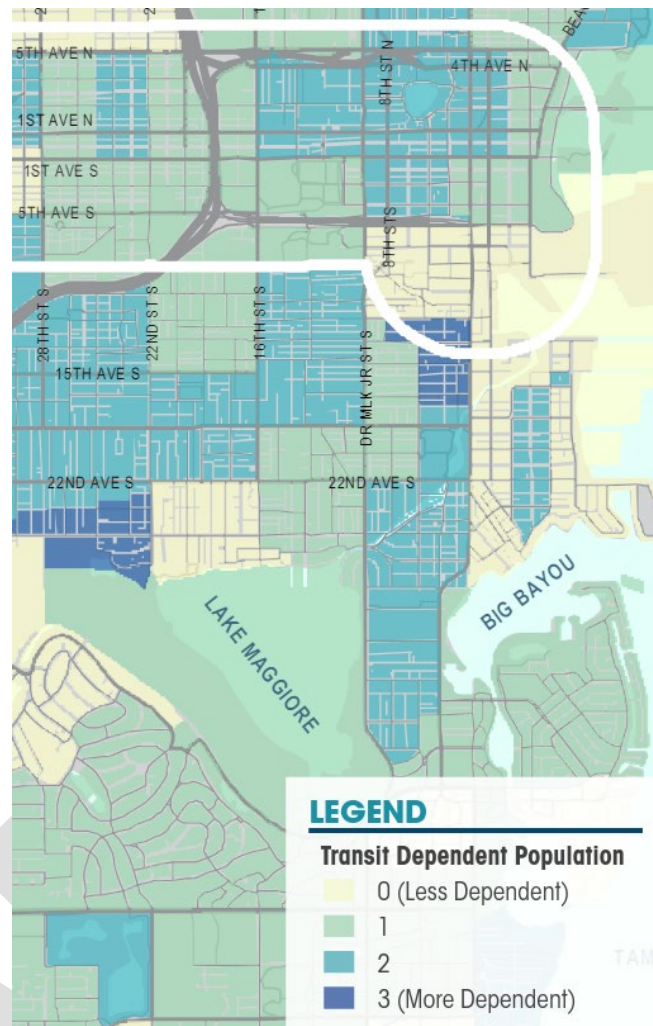
The SAP area provides less diverse jobs and housing in comparison to other areas of the SunRunner Corridor and the City.

Transit Dependency

Transit-dependent populations are those who are too young or old to drive or have limited access to a personal vehicle. Many of these people have very few mobility options to meet their basic travel needs and, as members of the transportation-disadvantaged population, they face chronic problems that reduce their quality of life and productivity. These residents have heightened sensitivity to any changes in transit service yet have the most to gain from improvements to transit service in their community.

The population in the SAP area has less dependence on transit compared to other parts of the City, however, 22nd Street leads to areas further south that are more dependent on transit as shown in **Figure 4**.

Figure 4: Excerpt from SunRunner Rising Development Study – Transit Dependency



Infrastructure Assessment

The following section covers the existing infrastructure for the special area including utilities and roadway infrastructure. Included is the existing impact on the utility network, existing safety conditions, and existing roadway level of service (LOS).

Existing Utility Infrastructure

The SAP area is within the City of St. Peterburg’s service area for potable water and sanitary sewer service. These facilities were evaluated to identify the potential increase in capacity based on the proposed buildout densities and intensities.

The current infrastructure demands were evaluated using the equivalent residential unit (ERU) method, which standardizes potable water and sanitary sewer demands by quantifying all land uses within the SAP area as they relate to the demand from a residential unit. The ERUs for the current density/intensities of the SAP area are shown in **Table 1**.

Table 1: Existing Utility Infrastructure

Land Use	Current Density/Intensity	Current ERUs
Residential	15 units	15
Non-Residential (1)	800,000 SF	240

- 0.3 ERUs were assumed for every 1,000 square feet of non-residential land use

According to the City of St. Petersburg’s Comprehensive Plan, the LOS for average daily potable water and sanitary sewer capacity are 125 gallons per capita per day (gpcd) and 161 gpcd respectively for this station area. These average daily flow values were used along with household data from the US Census to calculate the average daily demands shown in **Table 2**.

Table 2: Average Daily Demands

Infrastructure	Potable Water	Sanitary Sewer (2)
LOS Standard	125 gpcd	161 gpcd
Average Persons per Residence (1)		2.26
Average Demand Per Residential Unit	283 GPD	364 GPD

- Persons per household, 2017-2021 according to the United States Census Bureau QuickFacts for St. Petersburg, Florida
- Sanitary sewer LOS based on the Southwest Water Reclamation Facility Service Area

Potable water and sanitary sewer average flow rates were applied to the number of ERUs within the station area to calculate the total demands. Based on the average demands per residential unit, **Table 3** shows current potable water and sanitary sewer demands for the SAP area.

Table 3: Current Utility Demands

	Current Demand (GPD)
Potable Water	72,038
Sanitary Sewer	92,784

Roadway and Bike/Ped Crashes

For the years 2018 to 2022, 81 crashes occurred within the SAP area. Over 16 crashes occurred on average per year for the five years. Within the 5 years, no crashes resulting in a fatality occurred, 1 crash resulted in a serious injury, 7 crashes resulted in non-incapacitating injuries, and 20 crashes resulted in possible injuries. 2 bicycle crashes and 1 pedestrian crash occurred during the same 5-year period.

The most common crash types in the area were angle (28%), rear end (24%), and hit fixed object (19%). The three locations where most crashes occurred were at 5th Avenue S and 22nd Street S, 5th Avenue S and 20th Street S, and 5th Avenue S and 24th Street S.

Roadway Level of Service

Based on available data from the 2022 Forward Pinellas LOS Database, roadway facilities that intersect with the TEC local area include 1st Ave South and 20th Street North. The Level of Service (LOS) standard for these roadways is LOS D or better. As shown in **Table 4**, the roadways operate at LOS C (20th St N) and LOS D (1st Ave S).

Table 4: Level of Service Standards

Roadway	2022 AADT	Peak Hour Volume	Peak Hour Capacity	V/C	LOS
10 - 1ST AVE S: (34TH ST S -to- 16TH ST S)	11,500	1,092	1,543	0.708	D
134 - 20TH ST N: (1ST AVE N -to- 5TH AVE N)	4,000	209	1,470	0.142	C

Current Average Daily Trips

The average daily trips for the subject site (57.98 acres) is approximately 14,263 trips based on the traffic generation characteristics in Section 2.3.3.10 of the Forward Pinellas Countywide Rules. The trips per acre of 246 was derived from Section 2.3.3.10 under Trip Generation Characteristics for the Industrial category which the SAP area is designated as. **Table 5** summarizes the average daily trips for the current land uses.

Table 5: Current Average Daily Trips - Current Land Use Category per the Forward Pinellas Countywide Plan Map

Development Potential Acres	57.98
Trips per Day per Acre (Industrial)	246
Trips per Day	14,263

Opportunities, Constraints, and Focus Areas

The opportunities, constraints, and focus areas have been analyzed to better understand the existing condition of the SAP area and what is needed to support the goals of the SAP.

Opportunities

- Potential for redevelopment of vacant buildings and lots with a more flexible mix of permitted uses to address the evolving needs of target industry employers in alignment with the *TEILS Update* objectives
- Targeted Employment Center (TEC) Overlay allows for a 100% intensity bonus for manufacturing, office, and research and development uses
- Proximity to the Pinellas Trail can spur trail-oriented development, enhanced landscaping, and design to activate the trail and create new connections to the surrounding neighborhoods
- Network of low-speed neighborhood streets can have a stronger emphasis on multimodal uses, such as neighborhood greenways
- Presence of local artists, makers, and other creative industry entrepreneurs contributes to the distinctive character of the area, setting it apart from other districts in the City
- Placemaking elements associated with the established Warehouse Arts District and Deuces Live area can be further encouraged to contribute to an identifiable sense of place and community character

- Potential to increase density/intensity and building height as an incentive for providing employment uses, affordable housing and different housing types, flex spaces, public amenities, mobility improvements/trail connection, and other community benefits
- Prioritize improvements from the South St. Pete CRA Mobility Plan

Constraints

- Existing industrial uses occupy large lots that occupy entire blocks that break up the street grid pattern
- Existing permitted uses are limited: residential uses are not permitted by-right and most commercial uses are only permitted as an accessory use
- Sidewalk gaps along 2nd Avenue S east of 22nd Street, 3rd Avenue S east of 24th Street, 21st Street, 19th Street, and in the area south of 5th Avenue S
- Many industrial uses have large driveways that disrupt the sidewalk network
- Adjacent to historic district which limits development potential
- Limited green space, parks, and public gathering space

SECTION 2: AREA FRAMEWORK

The Area Framework section references the goals of the SAP as derived from the *SunRunner Rising Development Study* along with existing plans that support the area goals and proposed development within the special area.

Area Goals

The goal of the SAP is to provide the framework for allowing greater flexibility and mix of uses in the SAP area, protect and retain artisan and small manufacturing land uses, improve the public realm, and support transit-oriented development (TOD) as described in the *SunRunner Rising Development Study*.

Recommendations for the SAP are tailored to the area and provide a flexible framework that can be adjusted and modified as development gains momentum. Strategies and recommendations for the *SunRunner Rising Development Study* center around developing TOD supportive policy that includes flexibility to address changing market conditions, providing a diversity of housing and economic opportunities through equitable development strategies, preserving neighborhood character and creating neighborhood transitions, and enhancing the area's mobility and accessibility.

Guiding Principles and Themes

The following section references existing plans and studies that align with the goal of the SAP and the goals and recommendations established by the *SunRunner Rising Development Study* that impact the SAP area.

Warehouse Arts District and Deuces Live Action (WADA) Plan

The Warehouse Arts District and Deuces Live Action (WADA) Plan was approved in October 2018. The planning area boundary follows I-275, along the Pinellas Trail, and through residential, commercial, and industrial areas as shown in the map below. The goals of the Plan focus on pedestrian experiences such as providing a more walkable environment to the development of public and private spaces to support different event types.

The 22nd St S corridor is within both the WADA Plan and the *SunRunner Rising Development Study*. Included below are the goals of the WADA Plan which are consistent with the *SunRunner Rising Development Study*.

- Complete Walkable Infrastructure
 - Infill sidewalks, crosswalks, lighting, street trees, and other basic infrastructure for a safe, contiguous walking environment
- Make 22nd Street S and 5th Avenue S Livable Streets
 - Invest in the two connecting corridors as places for dedicated bike facilities, more generous pedestrian walks, branded crosswalks, street trees, on-street parking, and lighting
- Feature the Trail
 - Enhance the appearance of the corridor with art, trees, and lighting, and leverage the potential relationships of businesses along the trail with front doors and active patio spaces that can be accessed from the trail
- Create Active Parks and Pop-up Spaces

- Develop signature park spaces in both WADA and Deuces that leverage key intersection locations and proximity to local businesses for dedicated small festival and community event space
- Express Art, Industry, & Culture Through Design
 - Incorporate and encourage interesting and unique expressions of art in the design of gateways, parks, and street infrastructure
- Guide the Development of Successful Urban Spaces
 - Design both public and private activity areas that can be used in many types of ways, supporting diverse event types, and fostering an interface between public space and private business activity

DRAFT

Figure 5: WADA Plan Area Map



South St. Petersburg Community Redevelopment Plan

The SAP area lies within the South St. Petersburg Community Redevelopment Area (CRA). The proposed amendments specified in this document will address issues that were identified during the creation of the South St. Petersburg CRA Plan such as poor transit access, linking people with jobs and transit, lack of new construction, and poor walkability. The following strategies of the South St. Petersburg CRA align with the goals, framework, and recommendations of the *SunRunner Rising Development Study*:

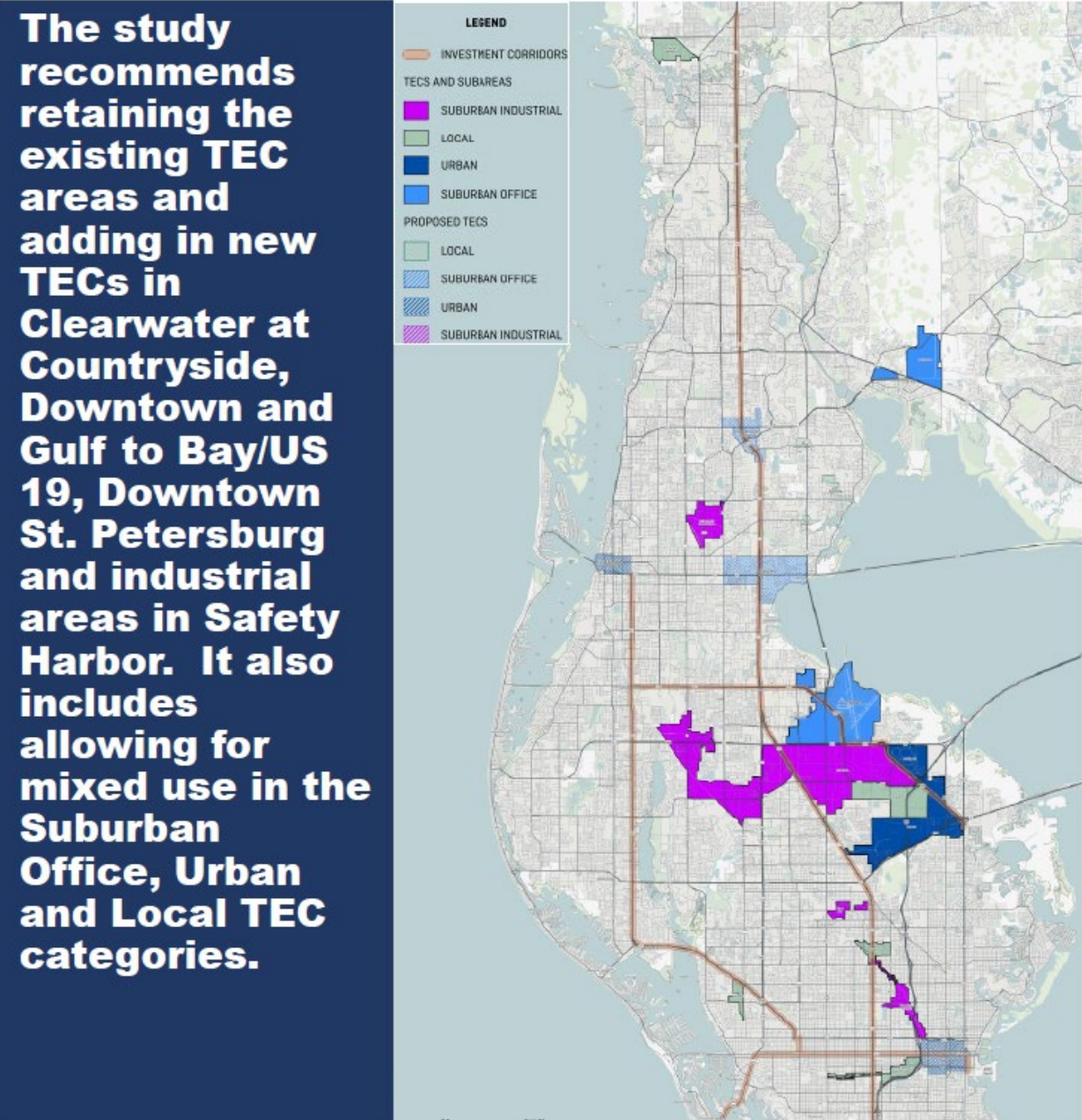
- Multimodal Functionality and Pedestrian Scaled Design
 - Improve pedestrian circulation and safety along the major corridors with streetscape elements
 - Encourage shared parking between adjacent uses
 - Use site design techniques, lighting and sound attenuation, landscaping, fencing, and other means to provide adequate buffers and protections from surrounding residential properties
- Housing and Neighborhood Revitalization
 - More aggressive code enforcement
 - Create financial incentives for the rehabilitation of rental and owner-occupied housing
 - Reinvigorate neighborhood associations

Target Employment and Industrial Land Study Update

The Target Employment and Industrial Land Study (TEILS) Update focuses on the Countywide strategy to provide greater flexibility and a mix of uses on the County's Target Employment lands while still maintaining a healthy economy that attracts Target Industry clusters and high-wage employment opportunities to Pinellas County. Traditionally, TECs provided a narrow set of permitted uses, but the TEILS Update highlights the evolving needs of target industry employers and how they are increasingly seeking Class A office space in vibrant, amenity-rich, mixed-use environments. The study further defines various land use contexts for TECs and gives the Warehouse District a "Local" designation.

The TEC-Local category is described as an area with smaller-scale manufacturers and artisan use with industrial and warehouse space needs that would also allow for flex space and mixed-use development. A map of the proposed and existing TECs and proposed land use typologies is shown below in **Figure 6**.

Figure 6: Excerpt from TEELS Update – Proposed and Existing Target Employment Centers and Proposed Land Use Typologies Map



SECTION 3: FRAMEWORK ANALYSIS AND DISTRICT MASTER PLAN

Urban Form

The City is modifying Land Development Regulations (LDR) that specify standards related to density, intensity, height, urban form, and public realm to the SAP area. The LDR updates will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address the continued need for industrial and warehouse space. Increased densities should maintain form and design standards.

Public Realm

The proposed public realm improvements were identified through the existing conditions analysis of the *SunRunner Rising Development Study*, stakeholder and community engagement of the *SunRunner Rising Development Study*, and the St. Petersburg Complete Street Implementation Plan. Below is a list of potential public realm recommendations to be reviewed further:

- Establish bicycle and pedestrian connections from the station area to surrounding neighborhoods and the Pinellas Trail
- Utilize extra roadway and parking spaces for permanent parklets
- Implement a wayfinding system for SunRunner stations and station amenities
- Seek opportunities for shared parking structures
- Provide long-term bicycle parking/storage at or near the SunRunner stations
- Reduction in required minimum parking and set parking maximums
- Incentivize shared parking or a district parking location

Connectivity

It is recommended that a mobility study be completed to investigate ways to connect attractions and neighborhoods to the south to the SunRunner corridor. It is also recommended the City examine surrounding transit connections and potential improvements and additional or modified transit routes. Opportunities should be explored for shared streets and curbsless streets. The City is currently working with PSTA on the South St. Pete CRA Mobility Plan to identify additional recommendations for greater connectivity in the area with the intent of prioritizing projects.

There are several other ongoing projects in the area related to connectivity. Part of the SAP area is included in the 22nd Street S Corridor Improvements Project which was part of the Joint Action Plan in October 2018 through the City of St. Petersburg. This project includes creating a “festival” type space for community events and streetscape improvements like bicycle lanes and on-street parking. Construction is tentative to begin in 2025.

The City is currently working towards implementation and the project is on the Forward Pinellas Transportation Improvement Program (TIP) (FY 2023/24 – 2027/28) as a roadway improvement project currently underway with a tentative construction complete date of 2028. The limits of this project area on 22nd Street N from 5th Avenue S to 1st Avenue N.

Diversity and Equity

The large number of industrial uses within the area is not TOD supportive uses. It is recommended there be a mix and flexibility of uses and a focus on retaining space for artists, creatives, and small-scale manufacturers along with greater allowances for residential uses within the SAP area. A diversity in land

uses may result in increased employment opportunities for the area's residents which currently has low access to opportunities and low job diversity.

Employment Capacity and Economic Development

Based on calculations from the 2050 Long Range Transportation Plan, utilizing TAZs that include the SAP and surrounding areas, it is projected that the number of jobs in the area increase by 75% or from 1,784 jobs to 3,120 jobs. This is coupled with a projected population increase within the area of 56% and housing unit increase of 52%. With potential changes to the LDRs that would allow for residential flexibility, in addition to the flexibility of other non-residential uses, the projected employment and population increase may be higher over time.

DRAFT

SECTION 4: VISION MAP

The below vision map is a subset of the information found in the *SunRunner Rising Development Study* and depicts land uses and transportation improvements that would support TOD development around the 22nd Street Station Area. The recommendations of greater flexibility in uses and transportation improvements were applied to visioning associated with the SAP.

Figure 7: 22nd Street Station Area Vision Map

St. Petersburg

Redevelopment Vision

The Redevelopment Vision for this station area includes focusing commercial and mixed-use developments along Central Avenue, infill development, and improving connectivity on 22nd Street S. There are several parcels in this station area with surface parking lots that can be better utilized as mixed-use or commercial developments. Smaller, vacant parcels in this area provide opportunities for infill development like retail or smaller-scale multi-family residential units to bring continuity to the urban streetscape.

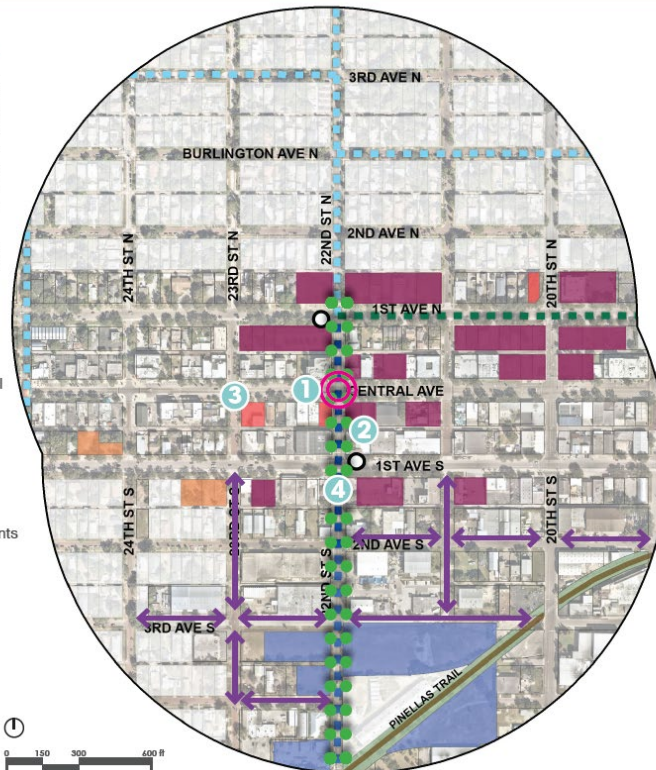
The images on the next page correspond with the vision map and provide examples for the types of improvements envisioned for the station area.

ENVISIONED STATION AREA COMPONENTS

- SunRunner Station
- Mixed-Use: Retail, Office, Hotel and/or Residential
- Retail, Restaurant, or Brewery/Bar
- Multi-Family Residential
- Industrial Mixed-Use Opportunity Sites
- Existing Parks/Open Space
- Stable Development
- Streetscape Improvements
- Sidewalk and Pedestrian Connectivity Improvements
- Placemaking Opportunity

STATION AREA PLANNED IMPROVEMENTS

- Trail
- Separated Bike Facility
- Bike Lane
- Shared Lane Marking/Neighborhood Greenway



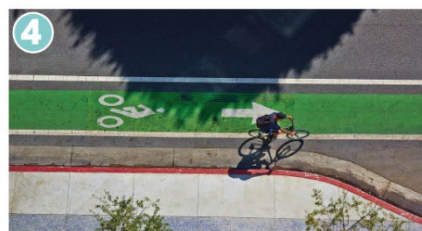
Intersection mural that speaks to the history and character of the station area



Mixed-use buildings along Central Avenue with ground floor retail and residential units above



Local, small-scale businesses like shops, breweries, and eateries



Separated bike facility

SECTION 5: ACTION PLAN

Implementation Framework

The following list of action steps provides a high-level tentative road map for implementing the SAP. It includes the potential time frames for updates to city policies and regulations to support the SAP vision and framework outlined in this document and past plans identified. The time frame associated with each of the below action steps is an estimate and is subject to change based on guidance provided at Local Planning Agency and City Council meetings.

Schedule for Comprehensive Plan Text Changes and TEC-local Amendments

Upcoming Meetings	
March 12, 2024, at 2 p.m. (tentative)	CPPC Public Hearing – Zoning Map Amendment for Sunrunner TEC-local Overlay @ 22nd Street S. Station
April 2024 (tentative)	City Council 1st Public Hearing/Transmittal: Comprehensive Plan text changes; LDR text changes for Commercial Corridors and Sunrunner TEC-local Overlay @ 22nd Street S. Station; and Zoning Map Amendment Sunrunner TEC-local Overlay @ 22nd Street S. Station
May 2024 (tentative)	Forward Pinellas Public Hearing for review and recommendation to the Countywide Planning Board of the Comprehensive Plan text changes with the LDR text changes
June 2024 (tentative)	Countywide Planning Board Public Hearing for the Comprehensive Plan text changes with the LDR text changes
June/July 2024 (tentative)	City Council Second Reading/Public Hearing Comprehensive Plan text changes; LDR text changes for Commercial Corridors and Sunrunner TEC-local Overlay @ 22nd Street S. Station; and Zoning Map Amendment Sunrunner TEC-local Overlay @ 22nd Street S. Station
Past Meetings	
March 6, 2024	DRC Public Hearing – LDR text changes for Commercial corridors and Sunrunner TEC-local Overlay @ 22nd Street S. Station
November 7, 2023	CPPC Public Hearing – Comprehensive Plan text changes; Workshop Zoning Map Amendment for Sunrunner TEC-local Overlay @ 22nd Street S. Station
September 14, 2023	City Council Workshop @ Housing, Land Use, and Transportation Committee – Comprehensive Plan text changes, LDR text changes, Zoning Map Amendments
June 21 & June 28, 2023	SunRunner Urban Station Design Charettes, SPC Midtown Campus, Jamerson Community Room 141, 1300 22nd St. S. Both events covered the same content.

SECTION 6: SUPPORTING DOCUMENTATION

Community Involvement

City staff has worked with related stakeholders, including the Pinellas Realtors Organization (PRO), St. Petersburg Area Chamber of Commerce, Downtown Developers Council, Downtown Partnership, Bay Area Apartment Association, Council of Neighborhood Associations (CONA), individual neighborhoods, multiple community workshops and charettes, Forward Pinellas (countywide land planning agency), City's Housing Land Use and Transportation Committee (HLUT), and the City's Affordable Housing Advisory Committee (AHAC). City staff has also engaged in conversations with local artists who have not been as heavily involved in the SAP public engagement efforts to gain a better understanding of the needs of the artisan community.

Community Design Charettes

The Community Design Charettes for the Proposed Changes For Commercial and SunRunner Corridor Station Areas were held on June 21, 2023, and June 28, 2023, at the St. Petersburg College Midtown Center. Approximately 40 community members were in attendance during each session. Participants were asked to complete activities to express their ideas on future development and redevelopment within the station areas. Participants were asked their preference on building heights within the study area and the types of uses they would prefer to see permitted by right and not permitted. A running presentation describing the study area, updates on recommendations from the *SunRunner Rising Development Study*, and a schedule of upcoming meetings was provided. The material presented and the exercises were the same for both sessions. The community design charette activities are listed below:

- Activity 1 - Live/Work/Play Map
- Activity 2 - Building Heights Map
- Activity 3 - Corridor Districts and Industrial Traditional District Uses
- Activity 4 - Comment Cards

Overall, the most common comment was the request for more flexibility within the zoning districts while maintaining the character of the neighborhood. Opinions ranged on the location of taller buildings but the consensus was support for greater density and greater intensity throughout the zoning districts.

Community Led Engagement

Several community led engagement efforts have taken place in the area recently. The Palmetto Park Neighborhood Association, which is west of the SAP area has held discussions on the upcoming changes to the SAP area and created a survey to gain additional feedback from the neighborhood. Community engagement led by members of the development community and artist community has occurred over the last several years. Recommendations have been provided to City staff with changes to the land use mix, allowable flexibility in uses and activities, and increases to the densities and intensities in the area, particularly along 22nd Street.

Resiliency

The area is not within the Coastal High Hazard Area (CHHA). No additional considerations should be made at this time as part of this SAP.

Buildout Analysis

A build-out analysis was conducted to determine the potential acreage that could be redeveloped with residential uses alongside target employment uses. The build-out analysis considered building age, land to building value, building area to land area, and vacant land to determine the redevelopment potential of each parcel in the area. A redevelopment assumption factor was applied to the total acres that could be redeveloped to arrive at a high (80%), medium (50%), and low (30%) build-out scenario (**Table 6**). A potential population estimate was then calculated for each build-out scenario.

The proposed changes take a FAR-only approach and require that target employment uses must be provided concurrently with any other development. Therefore, the potential population increase resulting from the ability to develop multi-family residential alongside target employment uses is a function of the amount of building square footage that could be occupied by residential units after dedicating area for target employment uses. Potential population under the high, medium, and low scenario used the following assumptions:

- The potential acres that could be redeveloped would include maximum base FAR of 1.5 as well as potential bonuses up to a FAR of 5.0.
- Target employment uses will occupy potential new building area at an amount equal to 30% of net lot area.
- The remaining building area will be dedicated to residential uses.
- The residential unit estimate for the remaining building area is equal to the potential residential building area divided by the average multi-family residential unit size (1,000 square feet).
 - The average multi-family residential unit size of 1,000 square feet was calculated by taking the average of heated building square footage divided by the number of residential units for multi-family developments built in the last 10 years near Downtown St. Petersburg using data sourced from the Pinellas County Property Appraiser.
- The occupancy rate is 1.5 persons per multi-family dwelling unit. Potential population is equal to the total unit estimate multiplied by the occupancy rate.

Table 6: Population and Buildout Analysis under Proposed Maximum Base 1.5 FAR

Proposed - Max Base FAR							
1.5 FAR	Dev. Percent Assumption	Potential Acres	Potential Total Sq Ft of New Development (Potential Acres * FAR)	Potential Sq Ft of Residential (Total SF of new development - Required SF of TEC use)	Units	Occupancy Rate	Potential Population
Low	30%	13.34	871,358.1	697,086.5	697	1.50	1,046
Med	50%	22.23	1,452,263.6	1,161,810.9	1,161	1.50	1,742
High	80%	35.56	2,323,621.7	1,858,897.4	1,858	1.50	2,787

Utility Constraints

A conservative approach was taken to determine utility constraints within the SAP area. The below utilities analysis (**Table 7**) was based on conceptual flows calculated from the City's LOS standards for potable water and sanitary sewer based on the Comprehensive Plan and current and projected buildout

densities and intensities. Additional analysis is required to identify specific infrastructure improvements necessary to accommodate the projected capacity demands as outlined in this analysis.

Table 7: Utilities Analysis

Land Use	Current	Potential Buildout	Current ERUs	Buildout ERUs – Low	Buildout ERUs – High
Residential	15 units	2,000 units	15	1,800	3,500
Non-Residential (1)	800,000 SF	1,500,000 SF	240	390	540
Total			255	2,190	4,050

1. 0.3 ERUs were assumed for every 1,000 square feet of non-residential land use

Potable water and sanitary sewer average flow rates were applied to the number of ERUs within the station area to calculate the total demands. Based on the average demands per residential unit, **Table 8** shows the estimated net potable water and sanitary sewer demands for the SAP area.

Table 8: Estimated Net Utility Demands

	Current Demand (GPD)	Low Buildout Demand (GPD) ¹	High Buildout Demand (GPD) ²	Percent Increase in Demand	
Potable Water	72,038	576,300	1,115,875	800% ¹	1,549% ²
Sanitary Sewer	92,784	742,274	1,437,247		

- Persons per household, 2017-2021 according to the United States Census Bureau QuickFacts for St. Petersburg, Florida
- Sanitary sewer LOS based on the Southwest Water Reclamation Facility Service Area

Local Implementing Regulations

Updates need to be made to the City’s Comprehensive Plan, Land Development Regulations, and Zoning requirements in conjunction with SAP development to ensure the vision and framework of the SAP is implementable upon adoption.

The City is creating a TEC-Local Overlay to address allowing flexibility that meets the goals discussed to address the existing conditions described in this document and the District Framework. The tentative schedule was identified earlier in this document.

Transportation Analysis

The following table (**Table 9**) details transportation metrics associated with the proposed development as a result of the approval of the SAP. The following assumptions were made to calculate a new net trips value reflective of the anticipated increase in trips due to the proposed increase in allowable development:

Square Footage Factor – The percentage increase in square footage for allowable development from the current development standards to the proposed TEC-Local development standards for the subject area was calculated to better forecast trips per day within the area. The proposed development standard of a maximum base 1.5 FAR for areas with medium development potential (Table 8) was used to provide a more conservative estimate of development that could occur in the area over time.

50% Reduction Factor – This factor was used in alignment with the requirements set forth by Forward Pinellas. Internal capture rates were assumed to be included in this reduction factor.

5% Mode Split Reduction Factor – Due to the proximity of the SAP area to the Pinellas Trail and the 22nd Street SunRunner station, a 5% mode split reduction factor was applied. This percentage is consistent with the percentage of people commuting to work by modes of transportation other than a car for St. Petersburg based on the 2022 American Community Survey 5-year estimates.

The potential projected trips per day for the SAP area including the above-mentioned assumptions is 27,020 trips.

Table 9: Daily Trips - Proposed Land Use Categories with Assumptions

Development Potential Acres	57.98
Trips per Day per Acre (Industrial)	246
Square Footage Percent Increase (Projected Development – Medium Condition)	399%
Trips per Day with 50% Reduction Factor and 5% Mode Split Reduction Factor	27,020

The net new daily trips for the SAP area is 12,757 trips and is based on the estimated distribution on the adjacent road network. To provide a conservative estimate, 15% of the net new trips are assumed to travel on 1st Avenue South and 6% of the net new trips are assumed to travel on 20th Street North, as shown in **Table 10**. The net new daily trips were adjusted using a peak hour factor of 9.5%, consistent with the peak hour volumes provided by Forward Pinellas, and added to the existing peak hour volume. As shown in **Table 10**, the roadways operate at an acceptable LOS D or better.

Table 10: Level of Service Standards with Net New Trips

Roadway	2022 AADT	Net New Daily Trips	Peak Hour Future Volume	Peak Hour Capacity	V/C	LOS
10 - 1ST AVE S: (34TH ST S -to- 16TH ST S)	11,500	1,913	1,274	1,543	0.826	D
134 - 20TH ST N: (1ST AVE N -to- 5TH AVE N)	4,000	765	282	1,470	0.192	C



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

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**May 14, 2024
Tuesday
2:00 P.M.**

MEETING MINUTES

Present:

Lisa Wannemacher, Chair
Robert “Bob” Jeffrey, Vice-Chair
Ashley Marbet
Shannon Nelson
Cassie Gardner (*left meeting at 4:00 p.m.*)
Manita Moultrie (*left meeting at 5:20 p.m.*)
Will Michaels, Alternate
Joseph Magnello, Alternate

Commissioners Absent:

Abel Carrasco

Staff Present:

James Corbett, City Development Administrator
Elizabeth Abernethy, Director of Planning & Development Services
Department
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Division
Brejesh Prayman, Engineering Director
Evan Mory, Transportation and Parking Management Director
Thomas Whalen, Transportation Planning Coordinator
Britton Wilson, Planner II
Braydon Evans, Planner II
Andrew Jurewicz, Planner II
Kelly Perkins, Historic Preservationist II
Cindy Kochanek, Historic Preservationist II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Sarah Lucker, Assistant City Attorney
Iris Winn, Clerk
Katherine Connell, Administrative Assistant

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 April 9, 2024, Minutes)

The minutes from the April 9, 2024, meeting were approved unanimously.

V. PUBLIC COMMENTS

No public comments were made during this portion of the meeting.

VI. QUASI-JUDICIAL HEARING**4. City File: FLUM-67****City Staff: Britton Wilson | 727-551-3542**

Request (2:49:39): City-initiated request for an amendment to the Future Land Use Map and Official Zoning Map to apply the SunRunner Target Employment Center (TEC) – local Overlay to a 58-acre area located to the south of the 22nd Street South SunRunner BRT Station.

City Staff Presentation (2:50:31):

Britton Wilson gave a PowerPoint presentation based on the Staff Report.

Discussion held prior to Executive Session (2:54:53):

Madam Chair Wannemacher: Thank you. Any questions for Ms. Britton...Ms. Wilson? Questions? I have a question. Is there anything that is going to be done to encourage...what kind of mobility pathways will link, you know, the southern part of that overlay back up to the SunRunner? I know we've got the Pinellas County Trail running diagonally through that overlay. Is there anything else in terms of bicycle paths or expanded sidewalks or ensuring that there are sidewalks running north and south? Question. Okay, yes.

Derek Kilborn: Of course there's the Warehouse Arts District Action Plan that was previously developed and approved that talked in part about connectivity through the district. As these changes move forward, both the city and the Warehouse Arts District Association will be better positioned to act on some of the recommendations in that action plan. Second, there is a companion application regarding Land Development Regulations and in that section, there are additional design standards intended to enhance connectivity along the 22nd Street corridor. Any proposed development that is taking place on that corridor will have to design to an elevated sense of requirements that just reinforce the streetscape pedestrian nature there both in design of storefronts and kind of sidewalk space and connection. It's being addressed through Land Development Regulations, Design Standards and through the action plan itself, but there isn't to my knowledge, a specific, let's say...a transit plan. You know, on this date, a transit connection will be added so there isn't a defined schedule, but there are things in here to try to reinforce that connectivity.

Madam Chair Wannemacher: Let's go to the public hearing first. I apologize. I do have a card here. Joe Furst, please. State your name, your address, and that you have been sworn in, please. Yeah, over here.

Public Comment (2:48:50):

1. Joe Furst, 423rd Street South, spoke in favor of the proposal.
2. Tom Black, 415 24th Street South, spoke in opposition to the proposal.

Cross Examination (2:53:29):

City Staff, Britton Wilson, waived.

Rebuttal/Closing Remarks (2:53:33):

City Staff, Britton Wilson, waived.

Derek Kilborn stated that there are multiple applications that are moving forward as it relates to this larger initiative. One of them is an LDR Text Amendment that went to the Development Review Commission and as part of that package, the Development Review Commission received a very large binder of background and backup information that has been provided to the city from different stakeholders over several years' time. The Palmetto Park Neighborhood Association, I don't profess to speak for them, but they have been an active participant in the process. They have hosted at least one neighborhood association meeting that we attended and presented to. Also, in response to the LDR package, they did provide some letter of support for the discussion that was happening and then they provided some specific recommendations related to the actual southern boundary of the proposed district and the way that building heights would be addressed. The Palmetto Park Neighborhood Association has been an active partner in the discussions that have taken place over these few years and that is reflected more in the support material for the LDR package. You don't not have a letter, a direct letter of support from the neighborhood association in response to this specific application. I do...just want to be clear about that.

Madam Chair Wannemacher asked that the map be shown again to see where the Palmetto Park Neighborhood is on one of the maps.

Britton Wilson stated that it is generally to the west of the proposed overlay and showed the backup map for the heights. Ms. Wilson stated that in response to participation with the Palmetto Park Neighborhood, the western side of the overlay has heights restricted to only 35-feet, because to the west is single-family homes. Ms. Wilson added that to maintain some compatibility, the height is restricted there as opposed to 86-feet near the 22nd Street corridor.

Commissioner Nelson asked, in reference to the zoning map, if there was a reason why the Deuces Townhouse project by the city isn't included in that.

Derek Kilborn stated that it's the existing zoning and Future Land Use Map category and in this case the Target Employment Center Overlay is sitting on top of industrial zoned land because that carveout is currently zoned CCT (Corridor Commercial Traditional) and was not included in this particular proposal, but that is a very legitimate question. If that area was still zoned Industrial Traditional, it most certainly would have been included here, but it comes down to the existing zoning and Land Use not being industrial.

Motion: Commissioner Marbet moved approval of recommendation that the Community Planning and Preservation Commission 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 Map Amendment described in the city staff report, to include the change to the Official Zoning Map.

Commissioner Nelson, Second.

Madam Chair Wannemacher thanked Mr. Blatt for coming out and sitting through the long meeting. She encouraged him to continue to stay involved and to work with the community, neighborhood associations, the planners, developers, and builders.

YES – 6 – Wannemacher, Marbet, Moultrie, Nelson, Michaels, Magnello.

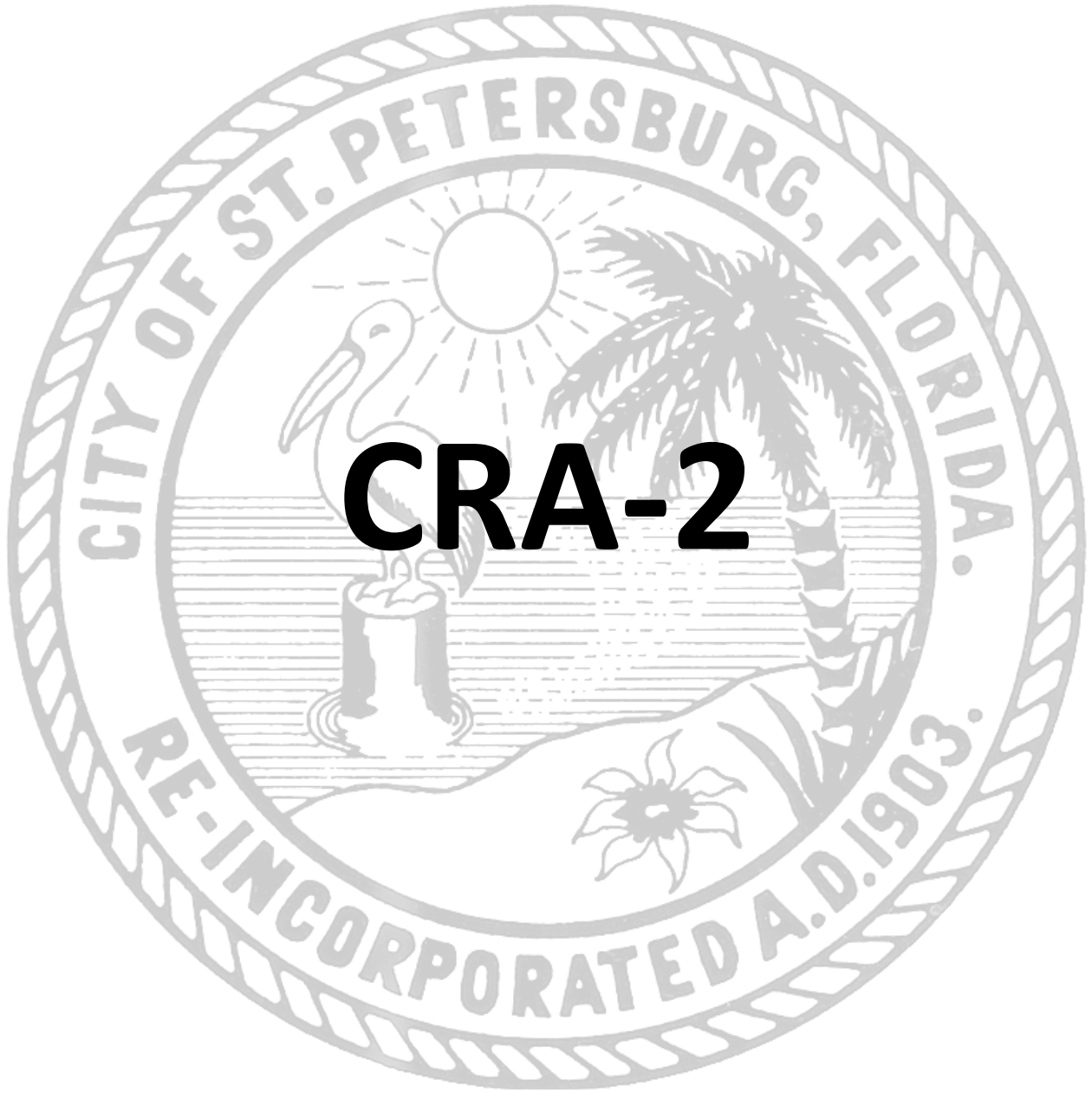
NO – 0 – None.

Motion approved by a unanimous vote of the Commission.

VII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURNMENT at 7:07 P.M.

The following page(s) contain the backup material for Agenda Item: Approval of a Resolution finding 1) that the disposition of Lot 3, Block 1, WEBB CITY REPLAT, together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, by an Agreement for Sale and Purchase for a price of \$10,000,000.00, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("Disposition"), is consistent with the Intown Redevelopment Plan; 2) recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; and providing an effective date. Please scroll down to view the backup material.



CRA-2

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ST. PETERSBURG**

Meeting of September 12, 2024

SUBJECT

Approval of a Resolution finding that the disposition of Lot 3, Block 1, WEBB CITY REPLAT, together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, by an Agreement for Sale and Purchase for a price of \$10,000,000.00, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("Disposition"), is consistent with the Intown Redevelopment Plan; 2) recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; and providing an effective date.

BACKGROUND

The subject property is located within the Intown Redevelopment Plan Area ("Plan Area"). The Intown Redevelopment Plan ("IRP") was adopted on March 18, 1982 by City Council's approval of Ordinance No. 557-F to address blight and slum conditions, consistent with Section 163.362 FS. The IRP provides mechanisms and programs for coordinating and facilitating public and private improvements to encourage revitalization. The IRP covers over 309 acres, excluding rights-of-way.

The Community Redevelopment Agency ("Agency") was established to implement the IRP. To achieve the goals of the redevelopment plan and to combat slum and blight, the CRA is tasked with the following: acquisition of property, demolition, rehabilitation, relocation of effected occupants, construction of public improvements, sale of property, administration, establishing design guidelines and management of property.

The objectives of the IRP include encouraging and reinforcing development, the development of integrated transportation systems and ensuring that (re)development reinforces and maintains historic, cultural and aesthetic integrity.

Under the IRP, and to the extent permitted by law, the Agency is authorized to dispose of real property in accordance with Florida Statute Chapter 163 and in compliance with the CRA Plan. Should any real property be owned, leased or otherwise come under the control of the City of St. Petersburg ("City"), the City's administrative staff will conduct supervision and management, and the City shall enter into contracts, leases or management agreements as necessary to ensure the preservation and maintenance of any such real property to ensure the greatest return feasible to the Agency.

PRESENT SITUATION

In April 1981, the City of St. Petersburg ("City") acquired property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg ("Property"), On September 20, 1984, City Council approved Vacation Ordinance No. 480-V, vacating a portion of the 2nd Avenue South right-of-way between 8th Street South and Dr. Martin Luther King Jr. Street South ("Vacation"), of which Vacation immediately abuts the Property to the north. As a condition of the Vacation, portions of the vacated right-of-way segments, the Property, and the City-owned property located on the north side of the Vacation were re-platted, defined as Lots 1 thru 3, Block 1, WEBB CITY REPLAT.

Pursuant to the IRP, on June 14, 1985, City Council approved Resolution No. 85-409, authorizing the City to enter into a development agreement with Morris Developments,

Inc, a Texas corporation, ("Morris"), dated January 31, 1986 ("Morris Agreement"), as subsequently amended, for the conveyance and redevelopment of City-owned property within the Plan Area, of which the Property is a part of.

In 1986, the City and Peninsula Motor Club, Inc., a Florida corporation ("Peninsula"), had a mutual desire to ensure that Peninsula secured a location within the downtown St. Petersburg area to serve as Peninsula's Pinellas County base of operations. Subsequently, Peninsula identified the property located at 800 - 2nd Avenue South, St. Petersburg, to serve as their new location, subject to Peninsula securing parking spaces within the Plan Area.

On March 12, 1987, City Council approved Resolution No. 87-222, authorizing a second amendment to the Morris Agreement to allow Morris to enter into a lease agreement with Peninsula, dated May 21, 1987 ("Parking Lease"), as subsequently assigned, to accommodate Peninsula's parking needs.

In March 1991, the Morris Agreement automatically terminated due to Morris's failure to meet the terms and conditions of the agreement. As a result of the termination, the City, as the fee simple owner of the Property, became the lessor of the Parking Lease, which includes the following terms and conditions:

- 99-year Lease term, commencing on October 1, 1987 and expiring on September 30, 2086.
- Tenant to pay rent in the current amount of \$21,068.40 annually, payable in equal monthly installments of \$1,755.70, plus applicable sales tax. The rent is subject to adjustment every five (5) years in accordance with the percentage change of the Consumer Price Index.
- Tenant is responsible for all maintenance and repairs associated with the premises.
- The City is responsible for paying annual property taxes, with the most recent tax bill for 2023 paid in the amount of \$56,426.69.

In November 2022, TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("TLP") acquired the property at 800 - 2nd Avenue South ("TLP Property") from United Insurance Holdings Corp, which was the prior tenant under the Parking Lease. Upon the conveyance of the TLP Property, the Parking Lease was assigned to TLP, with TLP assuming all responsibilities as the tenant.

In March 2023, the City received an unsolicited offer from Third Lake Partners, an affiliated entity of TLP, to acquire the Property. In response to the unsolicited offer from TLP and in accordance with the CRA guidelines for the disposition of City property within a CRA, the City advertised a 30-day notice of its intent to sell the Property and invite alternative proposals due to the Property being located within the Plan Area. Upon the expiration of the 30-day notice on May 31, 2023, the City received one (1) alternative proposal from Alexander Goshen.

In May 2023, the City obtained two (2) appraisals to determine the market value of the Property, resulting in Wesley Sanders, MAI, Entreen and Associates, determining the market value of the Property to be \$17,940,000 for the unencumbered fee simple interest, and \$16,385,000 for the leased fee simple interest. Dick Tobias, MAI, Tobias Realty Advisors determined the market value of the Property to be \$17,965,000 for the unencumbered fee simple interest and \$15,000,000 for the leased fee interest.

Subsequently, the City and TLP negotiated the terms and conditions of an Agreement for Sale and Purchase ("Purchase Agreement") for the Property, more particularly described as follows:

Description:	Lot 3, Block 1, WEBB CITY REPLAT, according to the map or plat thereof, recorded at Plat Book 90, Page 74, in the Public Records of Pinellas County, Florida. Together with the southerly one-half of the vacated 2 nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, recorded on O.R. Book 5858, Page 2064, of the public records of Pinellas County, Florida.
Pinellas County I.D. No.:	A portion of 19/31/17/95365/001/0010
Property Size:	±1.50 Acres
Zoning:	DC-1 Downtown Center

The Purchase Agreement includes the following terms and conditions:

- Sale Price: \$10,000,000.00
- Escrow Deposit: TLP shall deposit \$100,000 as an escrow deposit within five (5) days from the effective date of the Purchase Agreement.
- Due Diligence: TLP shall have up to ninety (90) days from the effective date of the Purchase Agreement to perform surveys, inspections and studies on the Property.
- Closing Date: The closing and conveyance of the Property shall occur within thirty (30) days from the expiration of the due diligence period.
- Costs to TLP: TLP shall be responsible for paying the documentary stamp taxes on the deed, title commitment, title insurance, survey, closing fees and recording of the deed.
- Costs to City: The City shall be responsible for recording fees and other charges, if any, for recording corrective instruments.

Due to the vacated 2nd Avenue South right-of-way anticipated to be a main thoroughfare into the Historic Gas Plant Development, as a condition of the sale and conveyance of the Property, TLP shall grant an easement to the City for public ingress and egress on, over and across the south half of the vacated portion of 2nd Avenue South (a) abutting the north side of the Property and (b) abutting the north side of the adjacent TLP Property, ("Easement Agreement") (collectively "Second Avenue Parcel"). The Easement Agreement shall allow the City to make improvements to the right-of-way until such time as the Second Avenue Parcel is dedicated as a public right-of-way.

At the time of or prior to the sale and conveyance of the Property, the City shall record a restrictive covenant ("Restrictive Covenant") on the Property requiring the following: (a) TLP to construct a mixed-use development on the Property, which may include but shall not be limited to residential, office, retail, and hotel uses ("Project"); (b) TLP shall commence construction on the Property within five (5) years after the Restrictive Covenant is recorded; (c) TLP shall pay liquidated damages in the amount of Four Thousand One Hundred Sixty-six dollars and Sixty-seven cents (\$4,166.67) for each month of delay in the commencement of construction of the Project; and (d) upon the commencement of construction of the Project, TLP shall dedicate a public right-of-way on, over, and across the entire Second Avenue Parcel, unless the Mayor and TLP otherwise agree in writing before commencement of construction of the Project to substitute an easement in lieu of the granting of a portion of the public right-of-way.

The sale and conveyance of the Property to TLP at the proposed purchase price was determined to be fair value by the City, due to several factors which include the following: (a) the obligation of the City or City's successors in ownership to provide ninety (90) ground level parking spaces on the Property to TLP or TLP's successors in ownership of the TLP Property until the expiration of the Parking Lease in September 30, 2086; (b) the terms and conditions of the Parking Lease impact the options for vertical development of the Property by requiring the parking spaces to be provided at ground level; (c) the property tax liability incurred by the City or any successor in fee simple ownership of the Property exceeds the rental income; (d) TLP is granting an Easement Agreement in favor of the City for the Second Avenue Parcel, of which approximately half of the Second Avenue Parcel is currently owned in fee simple by TLP; and (e) TLP is required to dedicate the Second Avenue Parcel as a public right-of-way upon the commencement of construction of their Project, to ensure the 2nd Avenue South can be utilized as a main thoroughfare into the Historic Gas Plant development.

SUMMARY

The transaction described in this report is consistent with the IRP objectives of the CRA as it provides the opportunity to utilize an otherwise underutilized property for the purpose of redevelopment.

RECOMMENDATION

CRA Staff recommends that The Community Redevelopment Agency of the City of St. Petersburg, Florida adopt the attached Resolution finding 1) that the disposition of Lot 3, Block 1, WEBB CITY REPLAT, together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, by an Agreement for Sale and Purchase for a price of \$10,000,000.00, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("Disposition"), is consistent with the South St. Petersburg Community Redevelopment Plan; 2) recommending approval of the Disposition to the City Council of the City of St. Petersburg, Florida; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues in the amount of \$10,000,000 are to be received from TLP RE MF III-IV Saint Petersburg I Owner, LLC and deposited into the General Fund (0001). These revenues will be used to repay the short-term loan from the Economic Stability Fund (0008) to the General Fund (0001) for the Deuces T/H & Comm Development Project and fund future housing capital improvement

projects. Funding will be available for these uses after the approval of transfers in the amount of \$5,980,000 from the unappropriated balance of the General Fund (0001) to the Economic Stability Fund (0008) to repay the short-term loan for the Deuces T/H & Comm Development Project and in the amount of \$4,020,000 from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvement Fund (3000) for affordable housing capital projects.

ATTACHMENT: Resolution

CRA RESOLUTION NO. 2024 - ____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ST. PETERSBURG, FLORIDA FINDING THAT THE DISPOSITION OF LOT 3, BLOCK 1, WEBB CITY REPLAT, TOGETHER WITH THE SOUTHERLY ONE-HALF OF THE VACATED 2ND AVENUE SOUTH RIGHT-OF-WAY, VACATED PURSUANT TO ORDINANCE NO. 480-V, LOCATED AT APPROXIMATELY 298 DR. MARTIN LUTHER KING JR. STREET SOUTH, ST. PETERSBURG, BY AN AGREEMENT FOR SALE AND PURCHASE FOR A PURCHASE PRICE OF \$10,000,000.00, TO TLP RE MF III-IV SAINT PETERSBURG I OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DISPOSITION"), IS CONSISTENT WITH THE INTOWN REDEVELOPMENT PLAN; RECOMMENDING APPROVAL OF THE DISPOSITION TO THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City-owned property located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg ("Property") is located within the Intown Redevelopment Area; and

WHEREAS, the Intown Redevelopment Plan ("IRP") was adopted in March of 1982 to address blight and slum conditions, consistent with Chapter 163, Florida Statutes; and

WHEREAS, the Community Redevelopment Agency of St. Petersburg, Florida ("Agency") was established to implement the IRP, to achieve the goals of such plan and to combat slum and blight; and

WHEREAS, the Agency is authorized to dispose of real property in accordance with Chapter 163, Florida Statutes and in compliance with the IRP; and

WHEREAS, in March, 2023, the City of St. Petersburg, Florida ("City") received an unsolicited offer from Third Lake Partners, an affiliated entity of TLP RE MF III-VI Saint Petersburg I Owner, LLC ("TLP"), to acquire the Property; and

WHEREAS, in response to the unsolicited offer, the City advertised a 30-day notice to the public of the City's intent to dispose of the Property in accordance with the requirements of section 163.380, Florida Statutes; and

WHEREAS, the City received one alternative proposal in response to the 30-day notice; and

WHEREAS, the Mayor, after considering the unsolicited offer and the alternative proposal received in response to the 30-day notice, selected the offer from TLP and proceeded to negotiate with TLP; and

WHEREAS, the City and TLP have negotiated an Agreement for Sale and Purchase and Restrictive Covenant; and

WHEREAS, sale and conveyance of the Property to TLP at the proposed purchase price was determined to be fair value by the City Administration; and

WHEREAS, the transaction described in this report is consistent with Florida Statutes, Chapter 163, Part III, insofar as it is intended that this disposition is authorized by statute, and the IRP Plan objectives of the Intown Redevelopment Area as it provides the opportunity to utilize an otherwise underutilized property for the purpose of redevelopment; and

WHEREAS, the Agency recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency of the City of St. Petersburg, Florida ("Agency"), that the Agency finds that the disposition of Lot 3, Block 1, WEBB CITY REPLAT, together with the southerly one-half of the vacated 2nd Avenue South right-of-way, vacated pursuant to Ordinance No. 480-V, located at approximately 298 Dr. Martin Luther King Jr. Street South, St. Petersburg, by an Agreement for Sale and Purchase for a purchase price of \$10,000,000.00, to TLP RE MF III-IV Saint Petersburg I Owner, LLC, a Delaware limited liability company ("Disposition"), is consistent with the Intown Redevelopment Plan.

BE IT FURTHER RESOLVED that the Agency recommends approval of the Disposition to the City Council of the City of St. Petersburg, Florida.

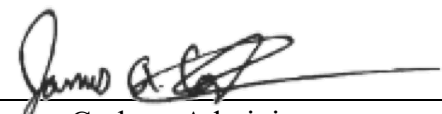
This Resolution becomes effective immediately upon its adoption.

Legal:

City Development Administration:



City Attorney (Designee) 00764113



James Corbett, Administrator