

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

January 9, 2025
1:30 PM

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

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

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

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

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

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

- +1 669 900 6833 and entering webinar ID: 946 1597 0606#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/94615970606>

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

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

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

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

A. Meeting Called to Order and Roll Call.

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

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

Sergeant Thomas Baitinger - January 24, 2011

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

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

D. Awards and Presentations

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

Setting January 23, 2025 as the public hearing date for the following proposed Ordinance(s):

1. Ordinance 1170-V approving the vacation of a 16.5- and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000001)
2. Ordinance 1171-V approving a vacation of two public access easements, generally located at 12000 Gandy Boulevard North. (City File No.: DRC 24-33000011)
3. Ordinance 135-HL of the City of St. Petersburg, Florida and designating the Coquina Rock entrance to the Bear Creek Golf and Country Club Section of Pasadena Estates, located at 535 64th Street South and 6354 Emerson Avenue South as a local historic landmark and adding the property to the St. Petersburg Register of historic places pursuant to Section 16.30.070 City Code, and providing an effective date. (City File 24-90300001). {Quasi-Judicial}
4. Private initiated application for a 0.3-acre parcel, located at 1847 1st Avenue North, requesting an amendment to the Official Zoning Map from Corridor Residential Traditional 1 (CRT-1) to Corridor Residential Traditional 2 (CRT-2). {Quasi-Judicial}

- (a) Ordinance 796-Z, an ordinance amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 0.3-acre parcel, located at 1847 1st Avenue North, from Corridor Residential Traditional 1 (CRT-1) to Corridor Residential Traditional 2 (CRT-2); providing for repeal of conflicting ordinances and provision thereof; and providing an effective date. (City File ZM-19) {Quasi-Judicial}

F. Reports

1. SunRunner Increased Weekend Frequency

- (a) A resolution approving a funding agreement between Pinellas Suncoast Transit Authority (“PSTA”) and the City of St. Petersburg, Florida (“City”) for the City to provide funding to PSTA to support increased SunRunner frequency (“Funding Agreement”); approving a supplemental appropriation in the amount of \$75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the City Attorney’s Office to make non-substantive changes to the Funding Agreement; authorizing the Mayor or his designee to execute the Funding Agreement and all other necessary documents; and providing an effective date.

2. A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated December 5, 2024, in the amount of \$612,056.62 from A.D Morgan Corporation (“CMAR”) for construction phase services for the Lake Vista Rec Center Water Intrusion -Milton Project; approving a transfer in the amount of \$705,000 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$705,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Lake Vista Rec Center Water Intrusion -Milton Project (20951) to provide for the necessary funding for this GMP proposal, the pre-construction phase, and permitting costs; authorizing the Mayor or his designee to execute a CMAR Agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project; (ECID Project No. 25115-130; Oracle Project No. 20951; and providing an effective date.

3. Albert Whitted Airport Repairs and Funding

- a. A resolution approving an interfund loan to the Airport Operating Fund (4031) in the amount of \$1,429,000 from the General Fund (0001) to finance a portion of the demolition, debris removal, repairs, and storm-related operating and capital expenses at Albert Whitted Airport due to Hurricanes Helene and Milton; approving a supplemental appropriation in the amount of \$160,000 from the increase in the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Enterprise Facilities Department, Airport Division (282-1877); approving a transfer in the amount of \$1,269,000 from the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Airport Capital Projects Fund (4033); approving a supplemental appropriation in the amount of \$1,269,000 from the increase in the unappropriated balance of the Airport Capital Projects Fund (4033), resulting from this transfer, to the Airport Hangar Storm Demolition and Repairs Project (20590); providing for other matters in connection therewith; and providing an effective date.

- b. A resolution accepting a Guaranteed Maximum Price (GMP) proposal dated December 19, 2024 in the amount of \$1,183,042 from Biltmore Construction Co., Inc.

(Biltmore) for construction phase services for the Airport Hangar Storm Demolition and Repairs Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date. (ECID Project No. 25125-130; Oracle No. 20590)

4. Approving an increase in allocation for the coating of exposed potable, reclaimed, sewer pipe, and tanks, with Razorback LLC, for the Water Resources Department in the amount of \$2,000,000.
5. Orlando Health Bayfront Hospital Annual Update
6. Approving the purchase of a deployable FloodWall prevention barrier system, from AquaFence USA, Inc, for the Water Resources Department, for a total cost of \$628,000.

G. New Business

1. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5). (Council Member Gabbard)
2. Respectfully requesting a referral to the Budget, Finance, and Taxation Committee for a comprehensive update on all hurricane-related expenses at the January 23, 2025 BFT meeting. (Vice-Chair Hanewicz)
3. Respectfully requesting a referral to the Housing, Land Use & Transportation Committee to discuss reviewing regulations on development in the Coastal High Hazard Area. (Council Member Driscoll)

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. A resolution approving a substantial amendment (Amendment) to the City's FY 2023/24 Annual Action Plan (Plan) to transfer Community Development Block Grant (CDBG) funding in the amount of \$39,345.50 from the FY 2023/24 undesignated balance in CDBG award 81994 to PAL-Owls Nest CDBG 23/24 project (19683-10); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (HUD); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

K. Open Forum

L. Adjournment

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A January 9, 2025

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

(Procurement)

1. Acknowledging the selection of Place Architecture LLC, the Architect/Engineer (A/E) as the most qualified firm to provide architectural design and construction administration services for the Enoch Davis Center Improvements Project; authorizing the Mayor, or his designee, to execute the Architect/Engineering agreement (A/E Agreement) with Place Architect LLC in an amount not to exceed \$674,402 to provide conceptual design services; and providing an effective date. (ECID Project No. 23096-100; Oracle No. 19155).

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

2. A resolution authorizing the payment of not to exceed \$1,486,000, to the Department of the Treasury Internal Revenue Service for arbitrage rebate payments due on tax-exempt debt and to pay associated transactional cost; approving a supplemental appropriation in the amount of \$236,000 from the unappropriated balance of the General Capital Improvement Fund (3001), to the Finance Department, General Purpose Division (320-3201); approving a supplemental appropriation in the amount of \$1,250,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003), to the Finance Department, General Purpose Division (320-3201); and providing an effective date.



**Consent Agenda B
January 9, 2025**

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

(Procurement)

1. Approving the renewal of a blanket purchase agreement with Catalis Payments, LLC for financial lockbox services, for the Billing and Collections Department, in the amount of \$105,350.
2. Approving an increase in allocation for work uniforms, with Custom Concepts of St. Petersburg, Inc., in the amount of \$300,000.
3. Approving award of a contract to Skanska USA Building, Inc. ("Skanska"), for Construction Manager at Risk ("CMAR"), for preconstruction and construction management services for the Phase 2 Building Water Resources Warehouse and Shop Building, in an amount not to exceed \$168,480 for preconstruction services. (ECID Project No. 17229-319; Oracle Nos. 19339 and 16708).
4. Approving a contract with Breen Acres Aquatics, Inc. for debris removal at Bear Creek, for the Stormwater, Pavement, and Traffic Operations Department, in the amount of \$245,000; approving a supplemental appropriation in the amount of \$245,000 from the unappropriated balance of the Stormwater Operating Fund (4011) to the Stormwater, Pavement and Traffic Operations Department, Stormwater Administration Division (400.1293).

(City Development)

5. A resolution approving a one-year agreement between the City of St. Petersburg, Florida (City) and the St. Petersburg Arts Alliance, Inc. (Arts Alliance) for the Arts Alliance to provide artistic services to the city in an amount not to exceed \$100,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
6. Authorizing the Mayor, or his designee, to execute a License Agreement with John R. Carr and Susan S. Carr to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Bayou Grande, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term. (Requires affirmative vote of at least six (6) members of City Council.)
7. Authorizing the Mayor, or his designee, to execute a License Agreement with Central Academy Youth Soccer Association Inc., a Florida-not-for-profit corporation, for the use of a concession stand/restroom building, storage building and meeting facility within a portion of City-owned Lakewood Soccer Complex located at 1101 Country Club Way

South, St. Petersburg, Florida, for a period of three (3) years for a fee of \$36.00 for the term; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. (Requires affirmative vote of at least six (6) members of City Council.)

8. A Resolution approving the plat of Moxy St. Petersburg, generally located at 1123 1st Avenue South and 1236 and 1246 Central Avenue; setting forth conditions; and providing an effective date. (City File No.: DRC 22-20000005)
9. A Resolution approving the plat of Gilboa's Subdivision, generally located at 1100 8th Street North; setting forth conditions for approval; and providing an effective date. (City File No.: DRC 23-20000012)

(Community Enrichment)

(Public Works)

10. A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 21-02-C/W(A), as amended, to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”), as amended, for A/E to provide continued project administration and final design services related to the Cosme WTP Sluice Gates Rehabilitation Project in an amount not to exceed \$186,946; providing that the total Task Order, as amended, shall not exceed \$326,554 (ECID Project No. 23054-100; Oracle No. 18926); and providing an effective date.

(Appointments)

11. A resolution confirming the Mayor’s appointment of Paul Carder, Stephanie Zielinski, Lorelle Holloway, Raphael Leiblum, Bridget Bryson, and Patrick Arthur Jackson as members of the Arts Advisory Committee, each to serve a term ending on September 30, 2027; and providing an effective date.

(Miscellaneous)

12. A resolution approving Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida and Arcadis U.S., Inc.; providing that the payment amount for Task Order #3 shall not exceed \$135,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
13. City Council 2025 Calendar Setting
14. Housing, Land Use, & Transportation Committee Meeting Minutes (November 7, 2024)
15. Budget, Finance and Taxation Committee Meeting Minutes (November 21, 2024)
16. Committee of the Whole Meeting Minutes (September 19, 2024)
17. A resolution confirming City Council Chair appointments to Intergovernmental Agencies; and providing an effective date.
18. A resolution confirming Mayoral appointments to Intergovernmental Agencies and City Committees; and providing an effective date.

MEETING AGENDA

CITY OF ST. PETERSBURG

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

Economic & Workforce Development Committee

Thursday, January 16, 2025, 9:00 a.m., Conference Room 100

Legislative Affairs & Intergovernmental Relations Committee

Thursday, January 16, 2025, 10:30 a.m., Conference Room 100

Health, Energy, Resiliency & Sustainability Committee

Thursday, January 16, 2025, 1:00 p.m., Conference Room 100

City Council Meeting

Thursday, January 16, 2025, 3:00 p.m., City Council Chambers

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:

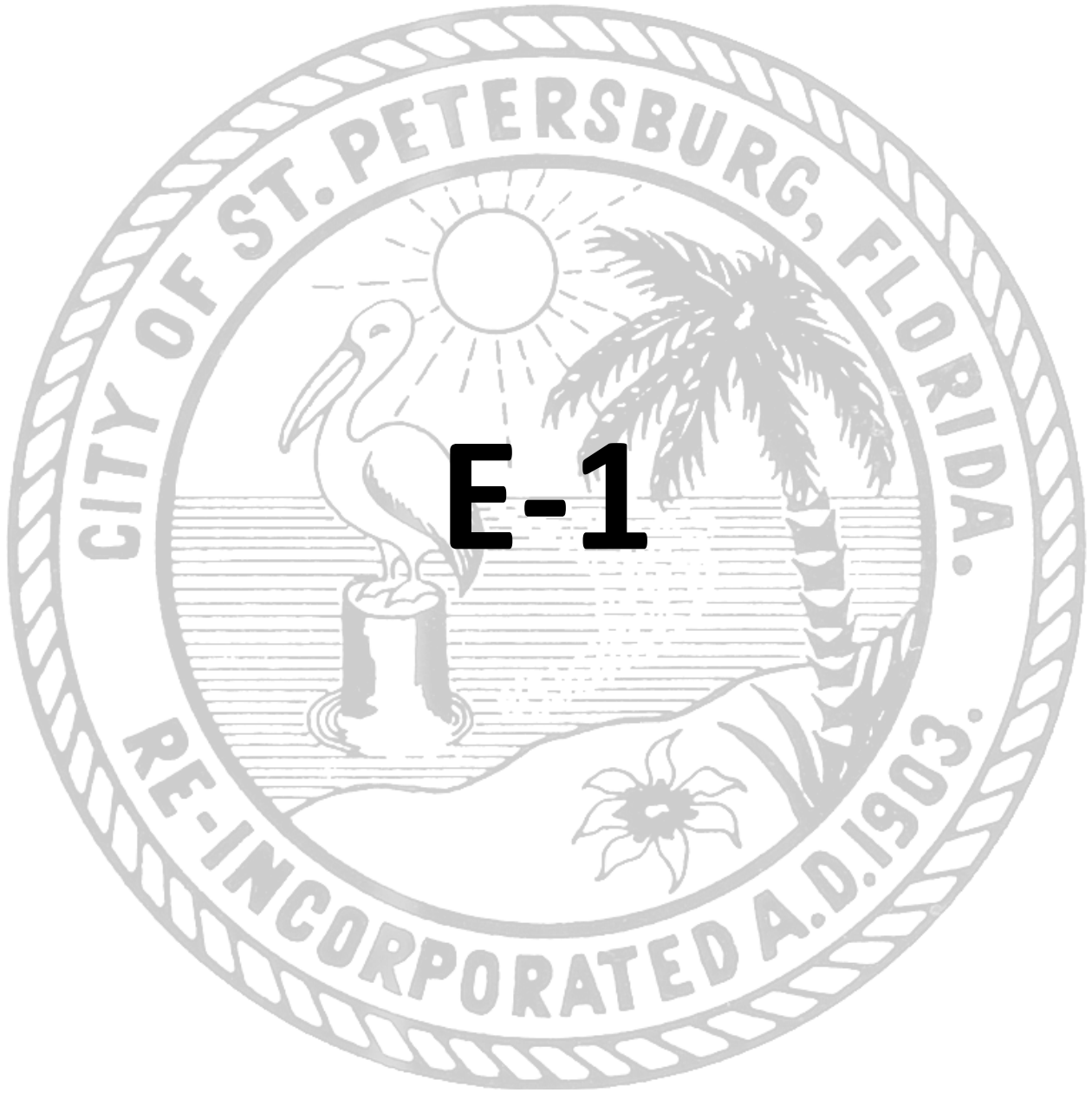
- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

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.

00630194.doc - revised 7/7/2022

The following page(s) contain the backup material for Agenda Item: Ordinance 1170-V approving the vacation of a 16.5- and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000001)
Please scroll down to view the backup material.



E-1



ST. PETERSBURG CITY COUNCIL
Meeting of January 9, 2025

TO: The Honorable Council Chair Gerdes, and Members of City Council

SUBJECT: Ordinance 1170-V approving the vacation of a 16.5- and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000001)

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

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the first reading of the attached proposed ordinance; and
- 2) Set the second reading and public hearing for January 23, 2024.

The Request: The request is to vacate a 16.5 and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North (see attached Location Map).

Discussion: The vacation is proposed to facilitate redevelopment of the property for a new car wash. The alley through the commercial property would be vacated, and a new alley outlet would be dedicated to 33rd Street North. The resultant new alley would serve the residential properties on block, and would not be accessible from the commercial properties, which was seen as a positive improvement for the block. A private easement will be dedicated to provide access from 33rd Street North to the Subway restaurant property in lieu of the existing north-south 15-foot alley. A related Special Exception and Site Plan application was submitted under DRC Case #24-32000002 and was approved by the DRC by a 6 to 1 vote on December 4, 2024.

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

Agency Review: The application was routed to the standard list of City Departments and private utility providers. No departments object to the vacation. Water Resources and Engineering require re-routing of water and sewer lines and the dedication of public easements over the utility lines. Engineering also provided construction-related comments.

Transportation and Parking Management has no objection to the request. Their review memo states that "The proposed right-of-way vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record." The Urban Planning and Historic

Preservation Division does not object. The review letters are part of the Staff Report (see Attachments E, F, G and H.)

Duke Energy and Spectrum Communications have objected to the application because they have facilities in the rights-of-way. The Applicant will be required to work with the private utilities to obtain a Letter of No Objection.

DRC Action/Public Comments: On December 4, 2024, the DRC held a public hearing on the vacation case. Eight residents objected to the application; the same eight residents also objected to the Special Exception and Site Plan application, also heard on December 4, 2024. The residents voiced concerns regarding additional traffic, noise, headlight glare, and the appearance of the proposed building. Two of the residents also objected to the use of the single-family-zoned lot for the relocated alley and said it should be used for single-family housing. Two residents mentioned concern regarding stormwater control; an underground stormwater control system is planned adjacent to the proposed alley.

The DRC considered the concerns, and on the whole found the proposed development to be an improvement over the configuration of the existing car wash and alley in terms of sensitivity to the neighbors and general efficiency. The existing alley is accessible to the residential and commercial uses on the block; the proposed alley will only serve the residences, which was deemed preferable from a safety and noise perspective, and it is anticipated that removal of commercial traffic on the alley will reduce its usage and impacts to residents.

The DRC voted unanimously to recommend approval of the proposed vacation. As previously noted, the Special Exception and Site Plan application was also approved by the DRC.

City Staff has received no objections from the Five Points Neighborhood Association, the 4th Street Business Association or CONA.

RECOMMENDATION:

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

1. Per 16.40.140.2.1.F, the vacated right-of-way and abutting properties shall be replatted and receive final plat approval.
2. The Applicant shall comply with the Water Resources Memo dated January 25, 2024, the Engineering Review Memo dated February 20, 2024, and the Transportation and Parking Management Memo dated February 14, 2024, including the dedication of a public utility easement over public utilities in the right-of-way.
3. The Applicant shall obtain a Letter of No Objection from Duke Energy.
4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year

Attachments: Ordinance including Exhibit "A," Location Map, DRC Staff Report including Water Resources, Engineering and Transportation and Parking Management Department Review Memos, and the Urban Planning and Historic Preservation Division Email

ORDINANCE NO. 1170-V

AN ORDINANCE APPROVING THE VACATION OF A 16.5- AND 15-FOOT ALLEY ABUTTING LOTS 1, 2, 7, 24 AND 25 IN THE PURVIS & HARRIS' FOURTH STREET ADDITION AND LOT 1 IN THE MARINER SUBDIVISION, AND A 20-FOOT ALLEY AND UTILITY EASEMENT LOCATED ON LOT 1 IN THE MARINER SUBDIVISION, GENERALLY LOCATED AT 3338 4TH STREET NORTH, 426 34TH AVENUE NORTH AND 425 33RD AVENUE NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration. The Development Review Commission recommended approval of the application on December 4, 2024. (City File No. DRC 24-33000001):

Attached Sketch and Legal Description - Exhibit "A" – 2 pages.

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

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

1. Per 16.40.140.2.1.F, the vacated rights-of-way and abutting properties shall be replatted and receive final plat approval. The vacated alley shall be replaced through the Applicant's property.
2. The Applicant shall comply with the Water Resources Memo dated October 28, 2024, and the Engineering Review Memo dated November 1, 2024.
3. The Applicant shall obtain a Letter of No Objection from Spectrum Communications and Duke Energy.
4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City

Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. Compliance with §166.041(4), Florida Statutes. Pursuant to City Council resolution 2023 507, a business impact estimate was prepared for this ordinance and posted on the City’s website no later than the date the notice of the proposed ordinance was published.

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

Michael J Dema
LEGAL

/s/Elizabeth Abernethy
PLANNING & DEVELOPMENT
SERVICES DEPT.

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: ALLEY VACATION

THE NORTH ½ OF THE 16.5 FOOT ALLEY LYING ADJACENT TO LOT 7, BLOCK 1 AND THE SOUTH ½ OF THE 16.5 FOOT ALLEY LYING ADJACENT TO AND NORTH OF LOTS 24, BLOCK 1 AND THE SOUTH ½ OF THE 16.5 FOOT ALLEY AND THE WEST ½ OF THE 15 FOOT ALLEY LYING ADJACENT TO LOT 25, ALL IN BLOCK 1, ALL IN PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

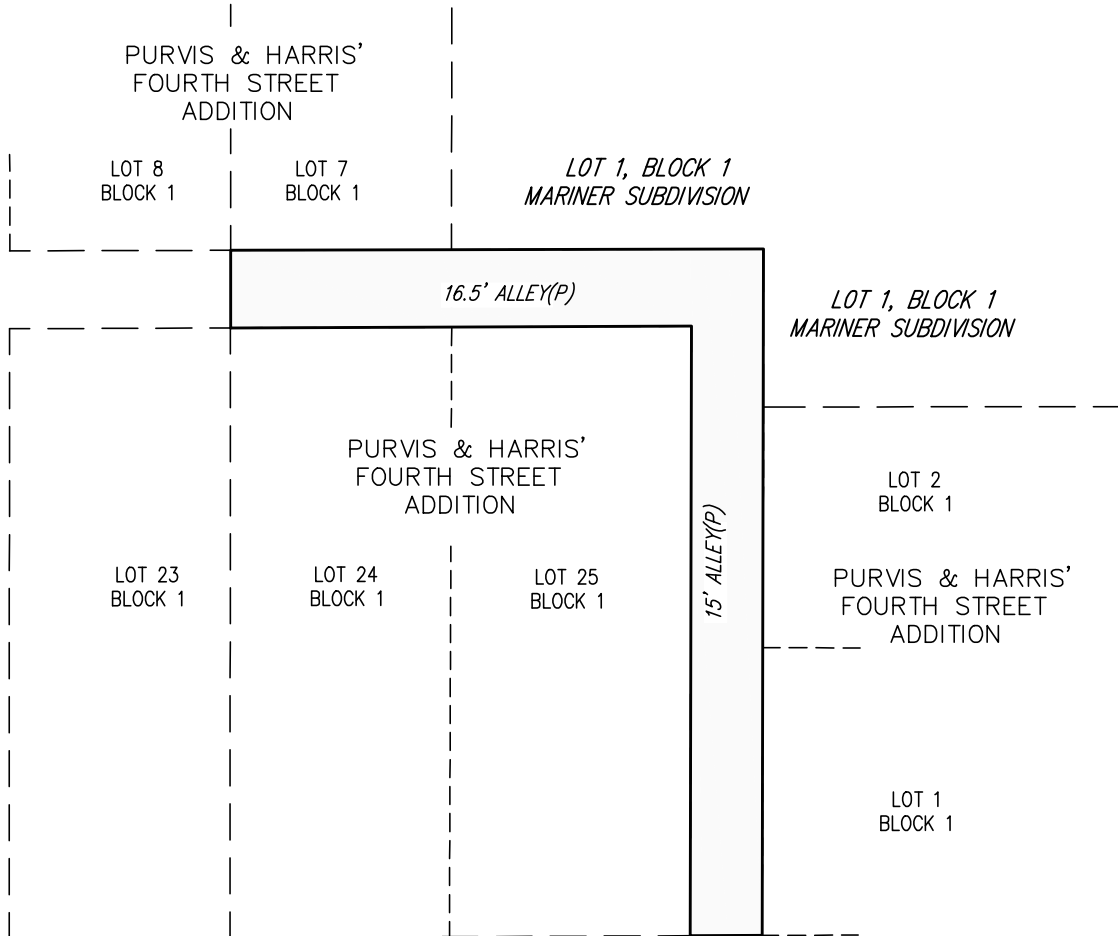
AND

THE SOUTH ½ OF THE 16.5 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO AND THE EAST ½ OF THE 15 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOT 1, BLOCK 1, MARINER SUBDIVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

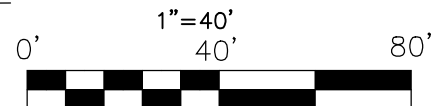
THE EAST ½ OF THE 15 FOOT ALLEY LYING WEST OF AND ADJACENT TO THE WEST BOUNDARY OF LOTS 1 AND 2, BLOCK 1, PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ASSUMED NORTH



33RD AVENUE NORTH (60' R/W)

GRAPHIC SCALE



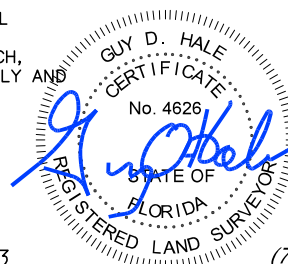
SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

LEGEND

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- PRM = Permanent Reference Monument
- (P) = Data per Description
- (M) = Measured Data
- (F) = Field Data
- PG.(s) = Page (s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R/W = Right-of-way
- P.L.S. = Professional Land Surveyor
- ⊕ = Centerline

CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING OR DIGITALLY SIGNED, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



PAGE 1 OF 2

GUY D. HALE,
LAND SURVEYING

406 SO. ARCTURAS AVENUE
SUITE ONE

CLEARWATER, FL 33765

(727) 734-4266 GHsurveyor@gmail.com

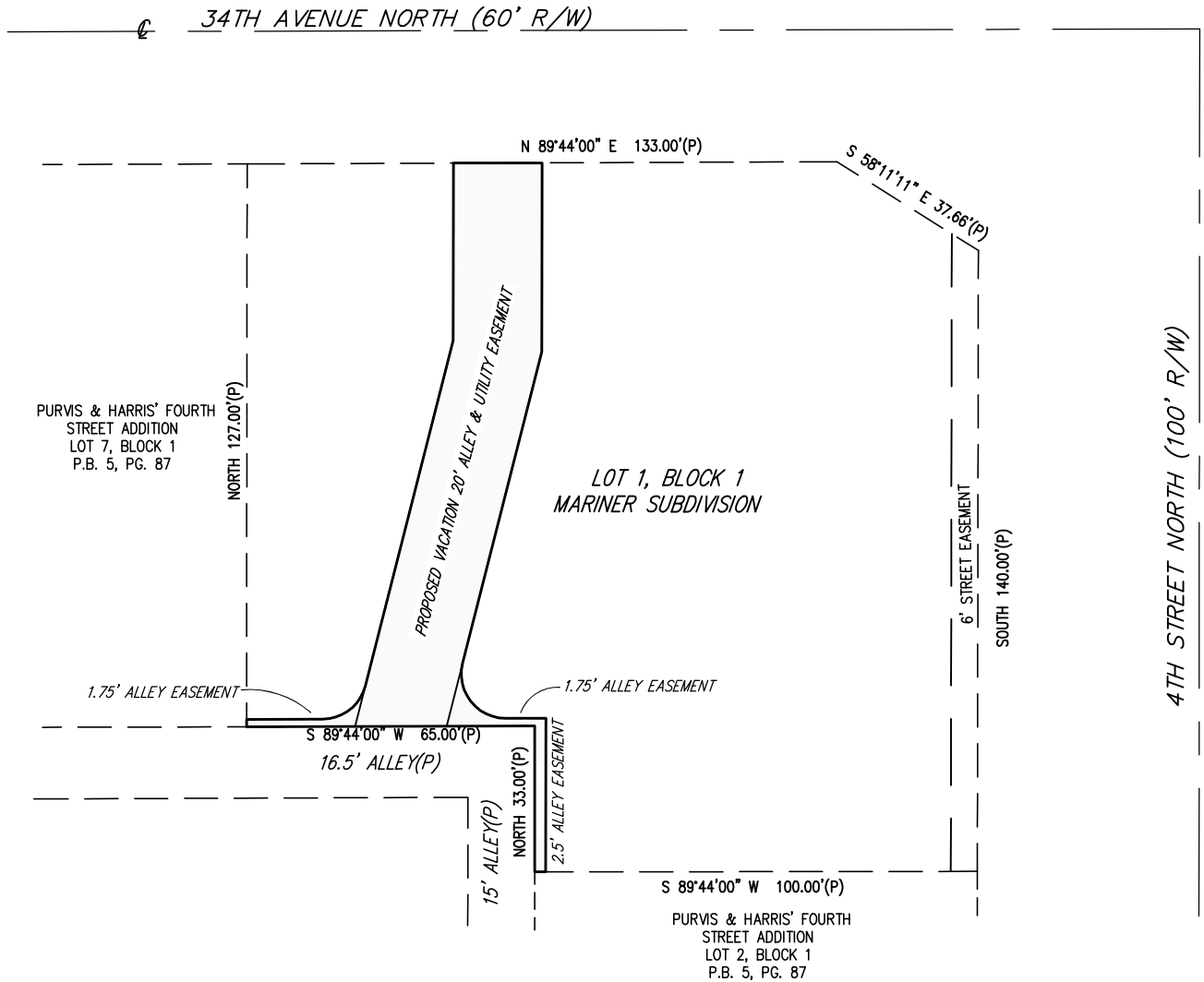
GUY D. HALE PLS # 4626
JOB NUMBER: 2023033 DATE: 11-15-2023

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: VACATION OF ALL OF ALLEY AND UTILITY EASEMENT

ALL OF THE ALLEY AND UTILITY EASEMENT LYING SOUTHERLY OF 34th AVENUE NORTH, NORTH OF THE 16.5 FOOT ALLEY AND EAST OF THE 15 FOOT ALLEY SHOWN ON THE PLAT OF LOT 1, BLOCK 1, MARINER SUBDIVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PLAT NORTH



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE PLAT AND REFERENCED TO THE WEST BOUNDARY OF LOT 1, BEARING NORTH. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

CERTIFICATION:

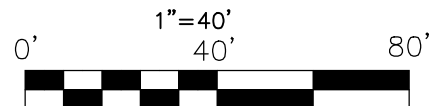
CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING OR DIGITALLY SIGNED, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

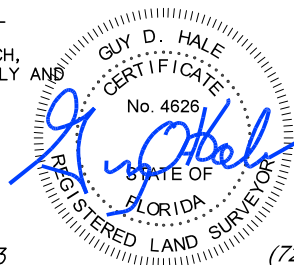
- P.O.C. = Point of Commencement
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- P.L.S. = Professional Land Surveyor
- ⊕ = Centerline

GUY D. HALE PLS # 4626
JOB NUMBER: 2023033 DATE: 11-15-2023

GRAPHIC SCALE



PAGE 1 OF 2



GUY D. HALE,
LAND SURVEYING

406 SO. ARCTURAS AVENUE
SUITE ONE
CLEARWATER, FL 33765
(727) 734-4266 GHsurveyor@gmail.com



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, December 4, 2024, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO: 24-33000001

PLAT SHEET: F-18

REQUEST: Approval to vacate a 16.5- and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North.

OWNERS: Wash 4th Street LLC
3071 118th Avenue North
St. Petersburg, FL 33716

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

ADDRESS: 3338 4th Street North, 426 34th Avenue North, 425 33rd Avenue North

PARCEL ID NUMBERS: 07-31-17-73314-001-0070, 07-31-17-55310-001-0010, 07-31-17-73314-001-0240

ZONING: Corridor Commercial Suburban - 1 (CCS-1) & Neighborhood Traditional - 2 (NT-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate an alley with 16.5- and 15-foot widths abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a north-south 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North (see Attachment A - Location Map and Attachment B - Photos). A related Site Plan application has been submitted under DRC Case #24-32000002.

According to the Application Narrative, the purpose of the vacations is to allow for the expansion of the carwash use on the property. The 16.5-foot-wide east-west portion of the alley currently extends between 5th Street North and the 4th Street North frontage lots. It is proposed to terminate at the eastern end of Lots 8 and 23 (see Attachment C – Application, for the site plan).

The 15-foot-wide north-south portion of the alley, currently located east of Lot 25, next to the Subway restaurant, is proposed to be relocated to the east side of Lot 23, which is owned by the Applicant. A 22-foot-wide private access easement would be established in the area of the existing alley between the properties, along a proposed driveway, to guarantee access to the lots.

The existing north-south alley and utility easement located on Lot 1 was established to replace a previously vacated north-south portion of the platted alley to 34th Avenue North. It traverses the existing car wash's parking lot and contains a sewer pipe which is proposed to be relocated elsewhere on the property in a new utility easement.

The Applicant owns at least 51 percent of the linear frontage along the alleys to be vacated, therefore abutting property owner permission is not required. There have been several similar right-of-way vacations in the area in the past (see Attachment D – Area Right-of-Way Vacations.)

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

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

A. Land Development Regulations

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

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

- The application was routed to City Departments and Private Utility Providers:
 - Water Resources does not object to the application if City utilities are re-routed and new easement(s) provided (see Water Resources Review Memo dated October 28, 2024 - Attachment E).
 - Engineering does not object to the application provided that the alley is replaced and public utility easements dedicated. Site plan-related special conditions of approval are also provided including a request for a vehicle turning template (see Engineering Review Memo dated November 1, 2024 - Attachment F).
 - Transportation and Parking Management does not object to the application (see Transportation and Parking Management Department Review Memo dated October 16, 2024 - Attachment G).

- The Urban Planning and Historic Preservation Division has no objection to the vacation (see email dated February 5, 2024 – Attachment H).
- Spectrum Communications and Duke Energy have objected to the application. The Applicant will be required to work with the private utilities to obtain a Letter of No Objection from each, prior to the recording of the vacation ordinance.

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

- Per the Transportation and Parking Management Department Memo:
The proposed right-of-way vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record. The applicant proposes to vacate a north-south alley in the southern half of the block near 4th Street North and dedicate a new north-south alley further to the west that will connect to the existing east-west alley. The section of the east-west alley between the existing north-south alley and the proposed north-south alley would be vacated.
Presently, the alley runs between two commercial properties and provides access to the residential properties to the west. A driveway to a proposed car wash facility would replace the existing north-south alley. The new north-south alley would be west of the proposed car wash and its primary purpose would be to serve the residential neighborhood.
- The alley will not be vacated behind any of the residential properties to the west of the Applicant's property, and a new 20-foot-wide north-south alley will be dedicated on the east side of Lot 23, to 33rd Avenue North, on the Applicant's property.
- The Urban Planning and Historic Preservation Division email notes that "The alley egress along 33rd Avenue North also shifts west, directly across from 434 33rd Avenue North (Lot 8), a single-family residence," whereas the egress is currently across from a commercial property.
- Because the primary purpose of the alley would be to serve the residential neighborhood, a finding of no substantial detrimental effect has been made.

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

- Per the Transportation and Parking Management Department Memo:
The proposed alley vacation would not adversely impact the existing roadway network, create a dead-end, or substantially alter utilized travel patterns. The existing north-south and east-west alley sections that are proposed to be vacated will no longer be needed if the proposed car wash is approved. The new north-south alley would ensure access to the residential properties along the east-west alley that will not be vacated.
- The north-south alley will be relocated through Lot 23, approximately 95 feet west of its current location.
- There are no designated historic landmarks or districts in the area.

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

- Per the Transportation and Parking Management Department Memo:
There is no present or future need for the alley proposed to be vacated for public vehicular or pedestrian access. As previously noted, the applicant proposes to relocate the alley to maintain access to the residential properties west of the proposed car wash.
- The existing location of the alley and easement area are not needed in their current locations, provided they are replaced.

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

- There have been similar vacations in the area (see Attachment D for locations).

B. Comprehensive Plan

The Transportation Element of the Comprehensive Plan contains an Objective and Policy related to right-of-way vacations:

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

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

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

C. Adopted Neighborhood or Special Area Plans

This area is included in the Five Points Neighborhood and the 4th Street Business Association area; it is not included in the neighborhood plans for those areas.

D. Comments from Organizations and the Public

As of November 20, 2024, City Staff has received one email from a neighbor, stating his intention to attend the hearing and speak about the impact the application will have on his property and the neighborhood (Eric Monico, 434 33rd Avenue North). No comments were received from the Neighborhood or Business Associations.

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

1. Related Site Plan Application Case #24-32000002 shall be approved.
2. Per 16.40.140.2.1.F, the vacated rights-of-way and abutting properties shall be replatted and receive final plat approval. The vacated alley shall be replaced through the Applicant's property.
3. The Applicant shall comply with the Water Resources Memo dated October 28, 2024, and the Engineering Review Memo dated November 1, 2024.
4. The Applicant shall obtain a Letter of No Objection from Spectrum Communications and Duke Energy.

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

REPORT PREPARED BY:

/s/Cheryl Bergailo

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

November 20, 2024

Date

REPORT APPROVED BY:

/s/ Corey D. Malyszka

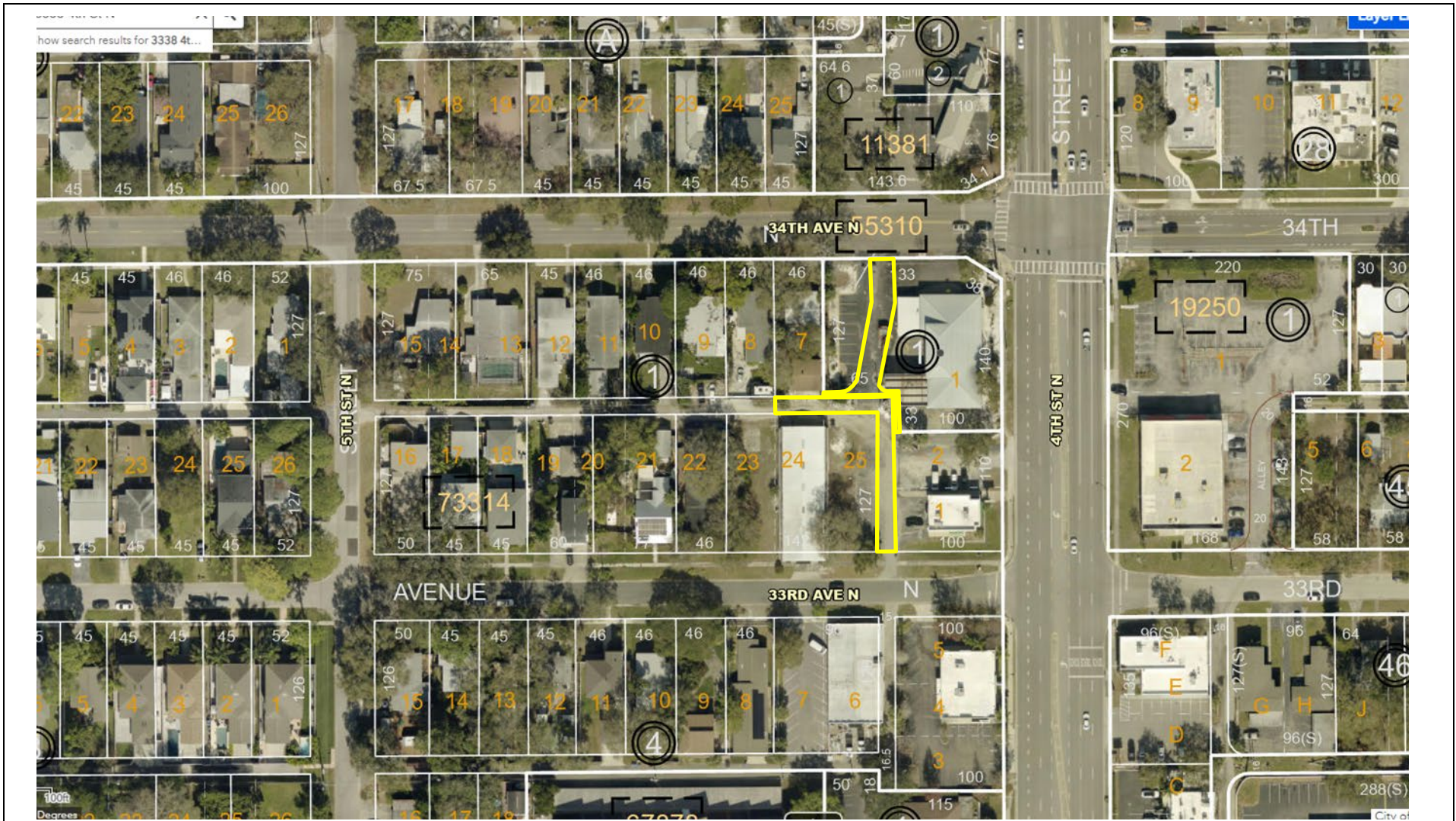
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

November 20, 2024

Date

Attachments: A - Location Map, B - Photos, C - Application, D – Area Right-of-Way Vacations, E - Water Resources Memo, F - Engineering Memo, G - Transportation and Parking Management Memo, H – Urban Planning and Historic Preservation Division Email

ATTACHMENT A

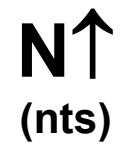


PROJECT LOCATION MAP

Case No.: 24-33000001

Address: 3338 4th St N, 426 34th Ave N, 425 33rd Ave N

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



ATTACHMENT B



Eastward view along existing alley.



Northward view along existing alley.



Southward view along existing alley.



Northward view toward proposed alley location.

ATTACHMENT C



SUBDIVISION DECISION Application

Application No. _____

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

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): WASH 4TH STREET LLC	
Street Address: 3071 118TH AVE N	
City, State, Zip: ST PETERSBURG FL 33716	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: R. Donald Mastry, Trenam Law	
Street Address: 200 Central Ave Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email Address: dmastry@trenam.com
PROPERTY INFORMATION:	
Street Address or General Location: 3338 4TH ST N, 426 34TH AVE N and 425 33RD AVE N	
Parcel ID#(s): 07-31-17-55310-001-0010, 07-31-17-73314-001-0240 and 07-31-17-73314-001-0070	
DESCRIPTION OF REQUEST: vacation of alley and easements	
PRE-APPLICATION DATE: 2/23/23	PLANNER: CLB

FEE SCHEDULE

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

Checks made payable to the "City of St. Petersburg"

AUTHORIZATION

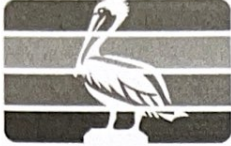
City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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

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

Signature of Owner/Agent: *R. Donald Mastry, Agent* Date: 1/16/24
 *Affidavit to Authorize Agent required, if signed by Agent.

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



st.petersburg
www.stpete.org

AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name:

WASH 4TH STREET LLC

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

Property Address: 3338 4TH ST N, 426 34TH AVE N and 425 33RD AVE N

Parcel ID#: 07-31-17-55310-001-0010, 07-31-17-73314-001-0240 and 07-31-17-73314-001-0070

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation special exception and vacation approval.

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

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

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

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

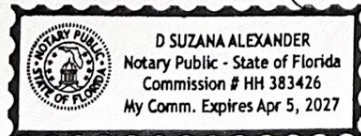
Signature (owner): [Handwritten Signature]

Michael Berger
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FL Drivers License

Notary Signature: [Handwritten Signature] Date: 11/15/23
Commission Expiration (Stamp or date):





NEIGHBORHOOD WORKSHEET

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

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



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:
1. Details of techniques the applicant used to involve the public
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
On 6/12/23, the applicant held a neighborhood meeting to discuss the proposal.
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
On 5/30/23, the applicant mailed a letter to property owners within 300 ft of the property inviting them to the neighborhood meeting on 6/12/23. On 11/20/23, the applicant sent this application to CONA, FICO, Northeast Park Neighborhood Assn. and Five Points Neighborhood Assn.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE

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

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 11/20/23

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

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

Wash 4th Street LLC (the “Developer”) is the owner of the property located at 3338 4th St. N., 426 34th Ave. N. and 425 33rd Ave. N. (collectively, the “Property”). The Property is zoned CCS-1 and NT-2, which permits various residential and commercial uses by right. Car washes are permitted in CCS-1 by special exception approval.

The Property consists of an outdated car wash and warehouse/retail space. The Developer proposes to redevelop the CCS-1 portion with a new car wash and use the NT-2 portion for landscaping/buffering, stormwater retention and a relocated alley (collectively, the “Project”).

A variable width alley right of way and a variable width utility/alley easement bisect the Property (collectively, the “Proposed Vacation”). The Developer is requesting to vacate the Proposed Vacation to allow for the redevelopment of the Property. The alley and easements will be relocated to other parts of the Property to allow for continued access and utility placement after the vacation.

The Developer owns more than 50% of the lineal frontage of the Proposed Vacation.

Discussion of Matters for Consideration for Vacations

Sec. 16.40.140.2.1.E of the Land Development Code

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

The Developer proposes to relocate the alley and easements within the Proposed Vacation to other portions of the Property to allow for continued access and utility placement after the vacation.

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

The vacation would not have this effect, as the Proposed Vacation does not provide access to any lot of record. As the Developer is relocating the alley and easements within the Property, there will be no reduction in access to other properties.

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

The vacation would not have this effect, as the Proposed Vacation is not used as part of the roadway network and the alley is being relocated within the Property so as not to create a dead end.

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

The Developer proposes to relocate the alley and easements within the Proposed Vacation to other portions of the Property to allow for continued access and utility placement after the vacation.

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

N/A

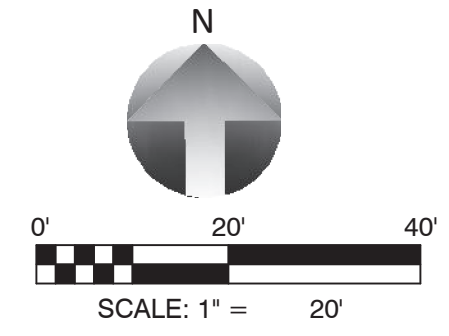
Discussion of Standards of Review for Subdivision Decisions, Generally

Sec. 16.70.050.1(D) of the Land Development Code

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

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

PROPOSED SITE PLAN WITH VACATIONS AND RELOCATIONS



SYNERGY Civil Engineering, Inc.
 2451 McMullen Booth Rd., Suite 200
 Clearwater, FL 33759
 Cell (727) 470-1344
 www.synergycivileng.com

SYNERGY
 Civil Engineering, Inc.

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Consultants
ARCHITECT

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 6365 142nd Avenue North
 Clearwater, Florida 33760
 Ph: (727) 530-3535
 email: mike@sofarelliarch.com

SURVEYOR

Guy Hale Land Surveying
 1166 Knapp Drive
 Clearwater, FL 33765
 Ph: (727) 734-4266
 email: guy@halelandsurveying.us

LANDSCAPE ARCHITECT

Borton Design, Inc.
 1354 N Kiva Way
 St. Johns, Florida
 Ph: (804) 234-6510
 email: bob@bortondesign.com

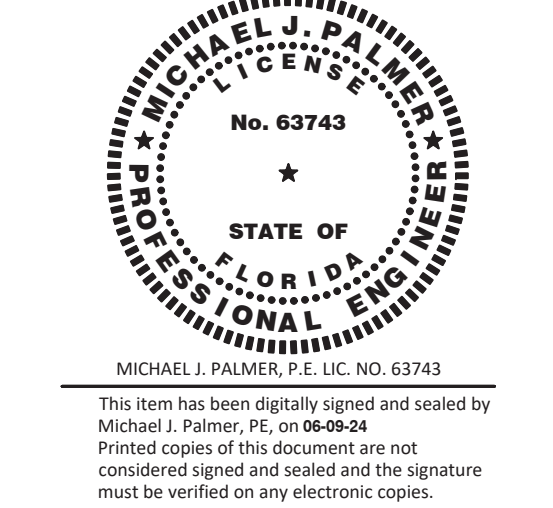
Notes:

Revisions:	By	Appd.	Date

Submitted:	By	Appd.	Date

UTILITY WARNING NOTE:
 ABOVE GROUND OR UNDER GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION-CALL "SUNSHINE STATE ONE CALL SYSTEM" AND THE UTILITY OWNERS) BEFORE BEGINNING WORK 1-800-432-4770. (48 HOURS IN ADVANCE)

Seal: CERTIFICATE OF AUTHORIZATION No. 27692
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MICHAEL J. PALMER, P.E., LIC. NO. 63743
 This form has been digitally signed and sealed by Michael J. Palmer, P.E. on 06-09-24
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project / Client:
St. Petersburg Car Wash
 3338 4th Street North
 City of St. Petersburg, FL

Title

CONCEPT PLAN

Project No. 09-028-017	Scale: AS NOTED	Date: 04-28-2020
Drawing No. C-04	Sheet 1 of 12	Revision No. 0

SITE LEGEND

PROPOSED

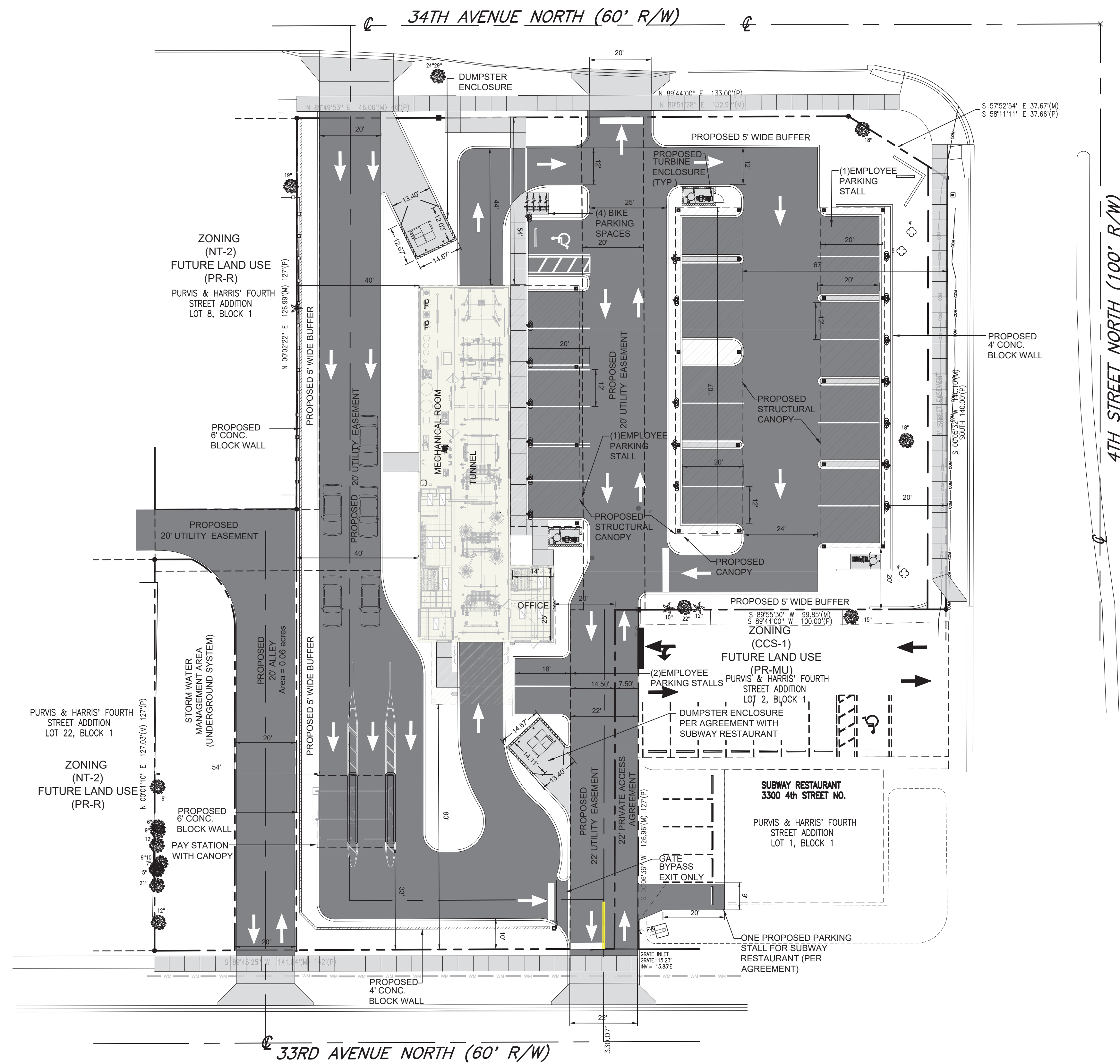
- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- YARD DRAIN
- ROADWAY CENTER LINE
- PROPOSED CURB
- BUILDING COLUMN
- PROPOSED CONCRETE PAVEMENT SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING (SEE ARCH. PLANS)
- PROPOSED STRUCTURAL CANOPY (SEE ARCH. PLANS)
- SITE BOUNDARY LINE
- RIGHT-OF-WAY
- SITE TRIANGLE
- TYP TYPICAL
- 10 PARKING SPACES
- S/W SIDEWALK
- LF LINEAR FEET
- SF SQUARE FEET
- PROPOSED TRUNCATED DOMES
- PROPOSED VACUUM

STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- PAVEMENT MARKINGS PER FOOT INDEX 17346

SIGN LEGEND

- R-1 STOP SIGN



Sketch and Description- Vacated Alley and Easements

[attached]

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: ALLEY VACATION

THE NORTH ½ OF THE 16.5 FOOT ALLEY LYING ADJACENT TO LOT 7, BLOCK 1 AND THE SOUTH ½ OF THE 16.5 FOOT ALLEY LYING ADJACENT TO AND NORTH OF LOTS 24, BLOCK 1 AND THE SOUTH ½ OF THE 16.5 FOOT ALLEY AND THE WEST ½ OF THE 15 FOOT ALLEY LYING ADJACENT TO LOT 25, ALL IN BLOCK 1, ALL IN PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

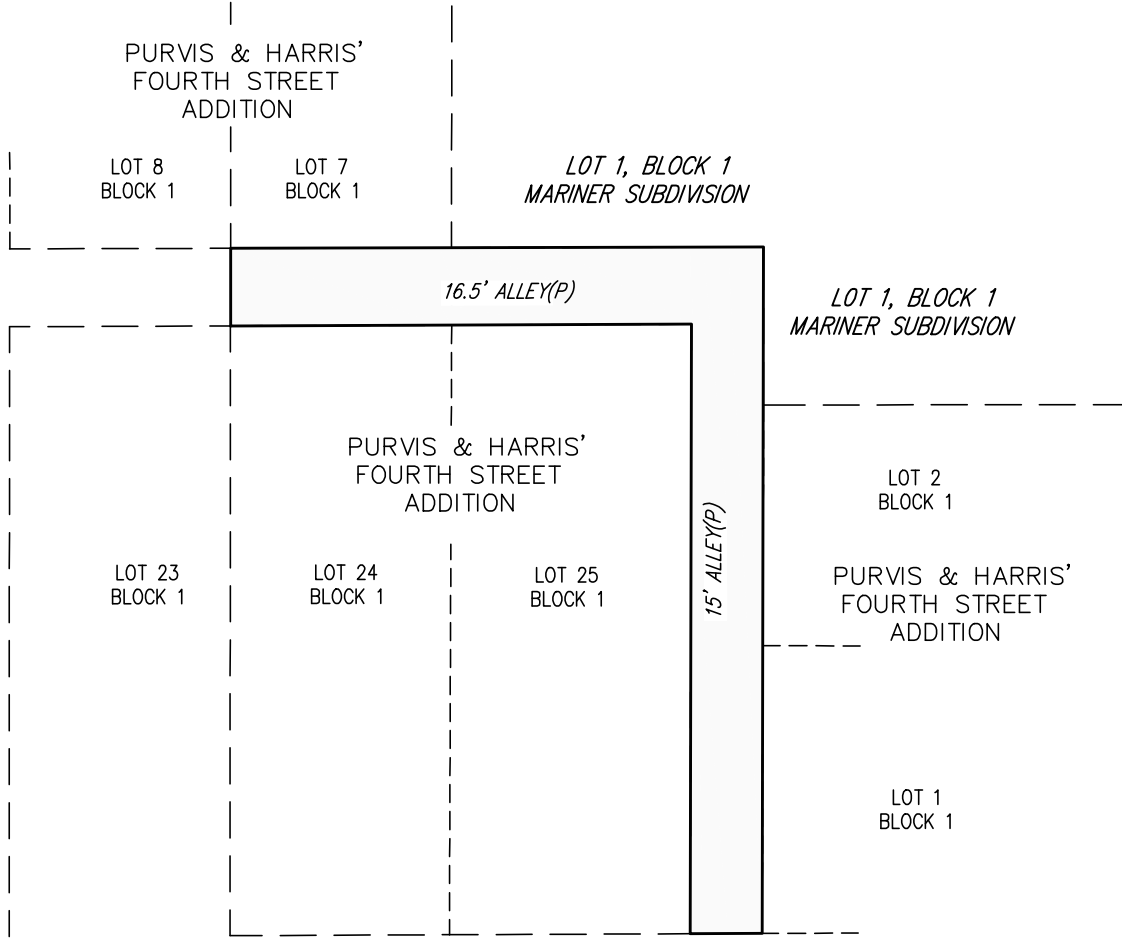
AND

THE SOUTH ½ OF THE 16.5 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO AND THE EAST ½ OF THE 15 FOOT ALLEY LYING WEST OF AND ADJACENT TO LOT 1, BLOCK 1, MARINER SUBDIVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

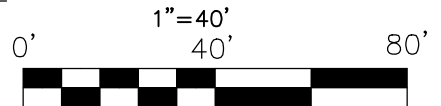
THE EAST ½ OF THE 15 FOOT ALLEY LYING WEST OF AND ADJACENT TO THE WEST BOUNDARY OF LOTS 1 AND 2, BLOCK 1, PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ASSUMED NORTH



33RD AVENUE NORTH (60' R/W)

GRAPHIC SCALE



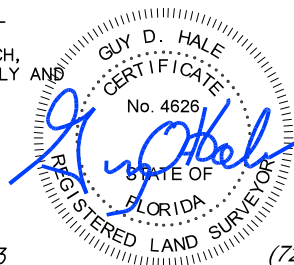
SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

LEGEND

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- P.L.S. = Professional Land Surveyor
- ⊕ = Centerline

CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING OR DIGITALLY SIGNED, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



PAGE 1 OF 2

GUY D. HALE,
LAND SURVEYING

406 SO. ARCTURAS AVENUE
SUITE ONE

CLEARWATER, FL 33765

(727) 734-4266 GHsurveyor@gmail.com

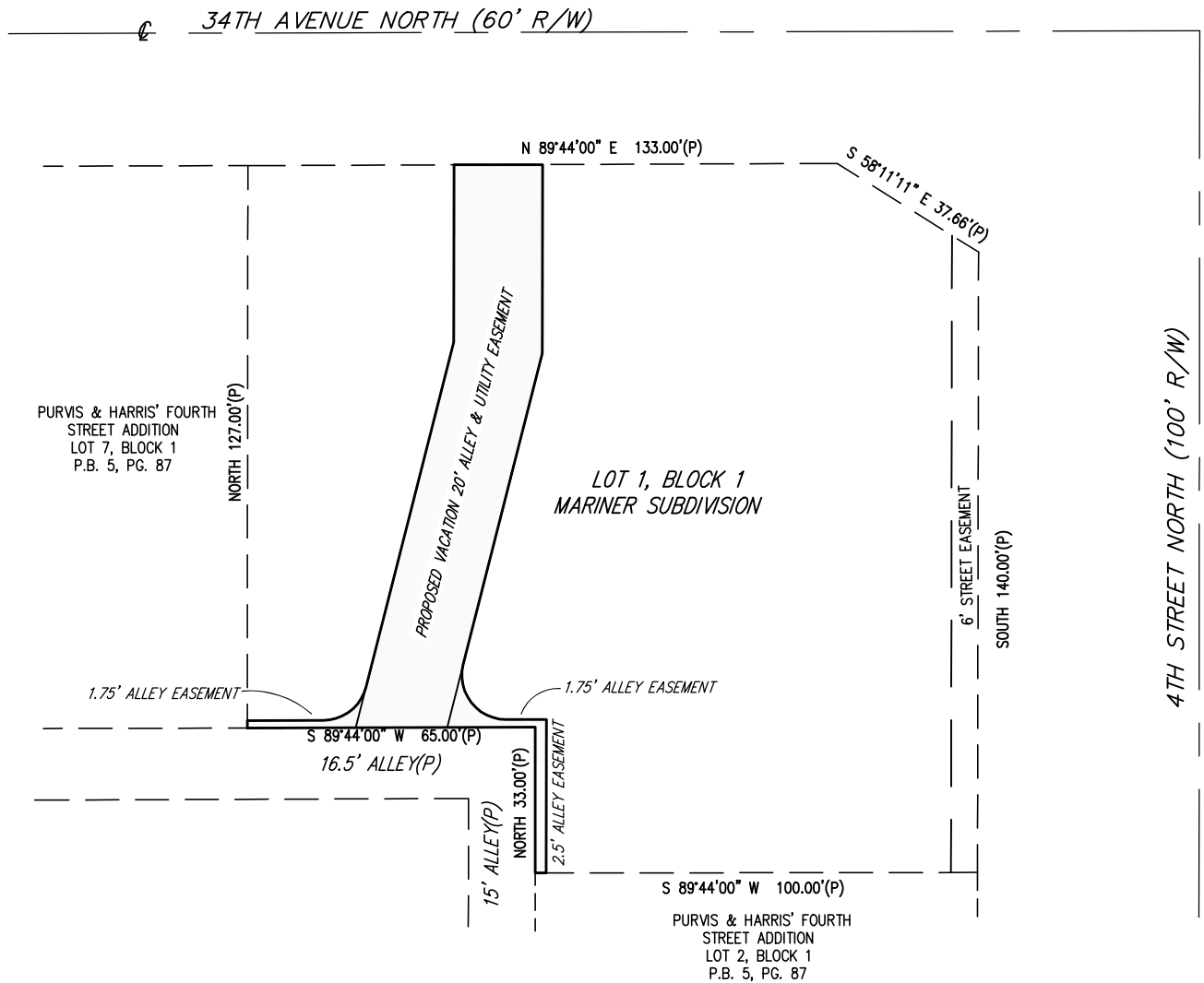
GUY D. HALE PLS # 4626
JOB NUMBER: 2023033 DATE: 11-15-2023

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: VACATION OF ALL OF ALLEY AND UTILITY EASEMENT

ALL OF THE ALLEY AND UTILITY EASEMENT LYING SOUTHERLY OF 34th AVENUE NORTH, NORTH OF THE 16.5 FOOT ALLEY AND EAST OF THE 15 FOOT ALLEY SHOWN ON THE PLAT OF LOT 1, BLOCK 1, MARINER SUBDIVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PLAT NORTH



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE PLAT AND REFERENCED TO THE WEST BOUNDARY OF LOT 1, BEARING NORTH. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

CERTIFICATION:

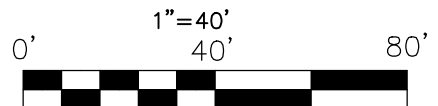
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LEGEND

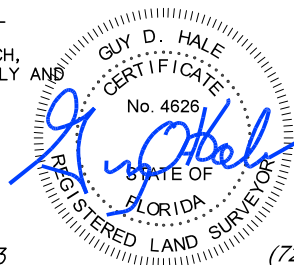
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GRAPHIC SCALE



PAGE 1 OF 2



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Sketch and Description-
Relocated Alley and Easements

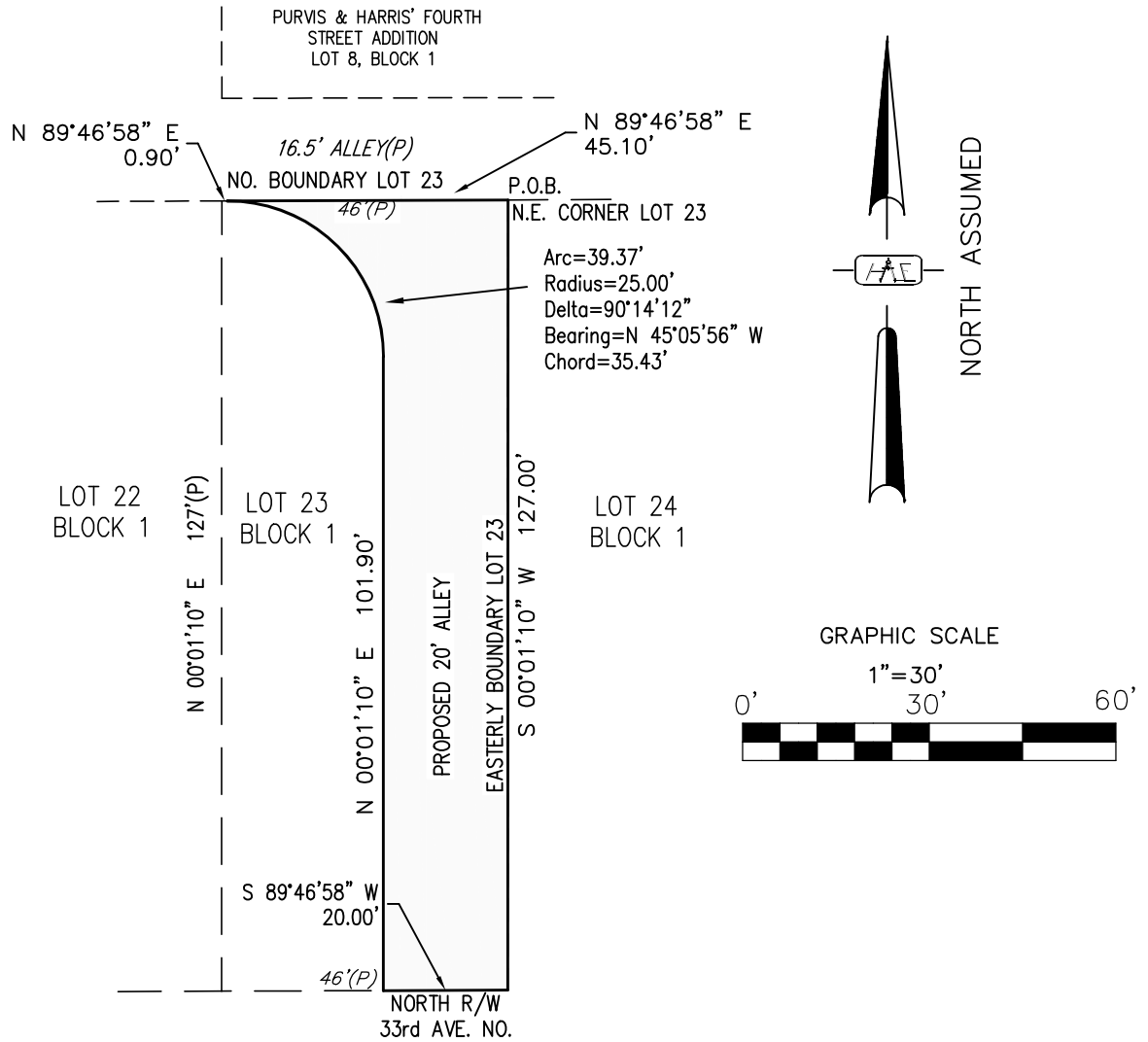
[attached]

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: 20' ALLEY WITH TURNING RADIUS

A PORTION OF LOT 23, BLOCK 1, PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23, BLOCK 1 FOR A POINT OF BEGINNING AND THENCE RUN SOUTH 00°01'10" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 23, A DISTANCE OF 127.00 FEET; THENCE SOUTH 89°46'58" WEST ALONG THE NORTH RIGHT-OF-WAY OF 33rd AVENUE NORTH, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°01'10" EAST ALONG A LINE 20 FEET WEST OF PARALLEL WITH THE EAST BOUNDARY OF LOT 23, A DISTANCE OF 101.90 FEET; THENCE 39.37 FEET ALONG THE ARC OF A CURVE TO LEFT, WITH A RADIUS OF 25.00 FEET, A DELTA OF 90°14'12" AND A CHORD BEARING NORTH 45°05'56" W, A DISTANCE OF 35.43 FEET; THENCE NORTH 89°46'58" EAST ALONG THE NORTH BOUNDARY OF LOT 23, A DISTANCE OF 45.10 FEET TO THE POINT OF BEGINNING.



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED AND REFERENCED TO THE EAST BOUNDARY OF LOT 23, BEARING S 00°01'10" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

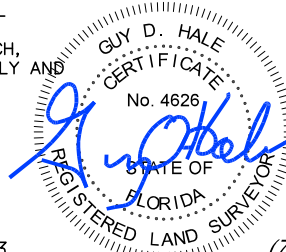
33rd AVENUE NORTH (60' R/W)
60' R/W

LEGEND

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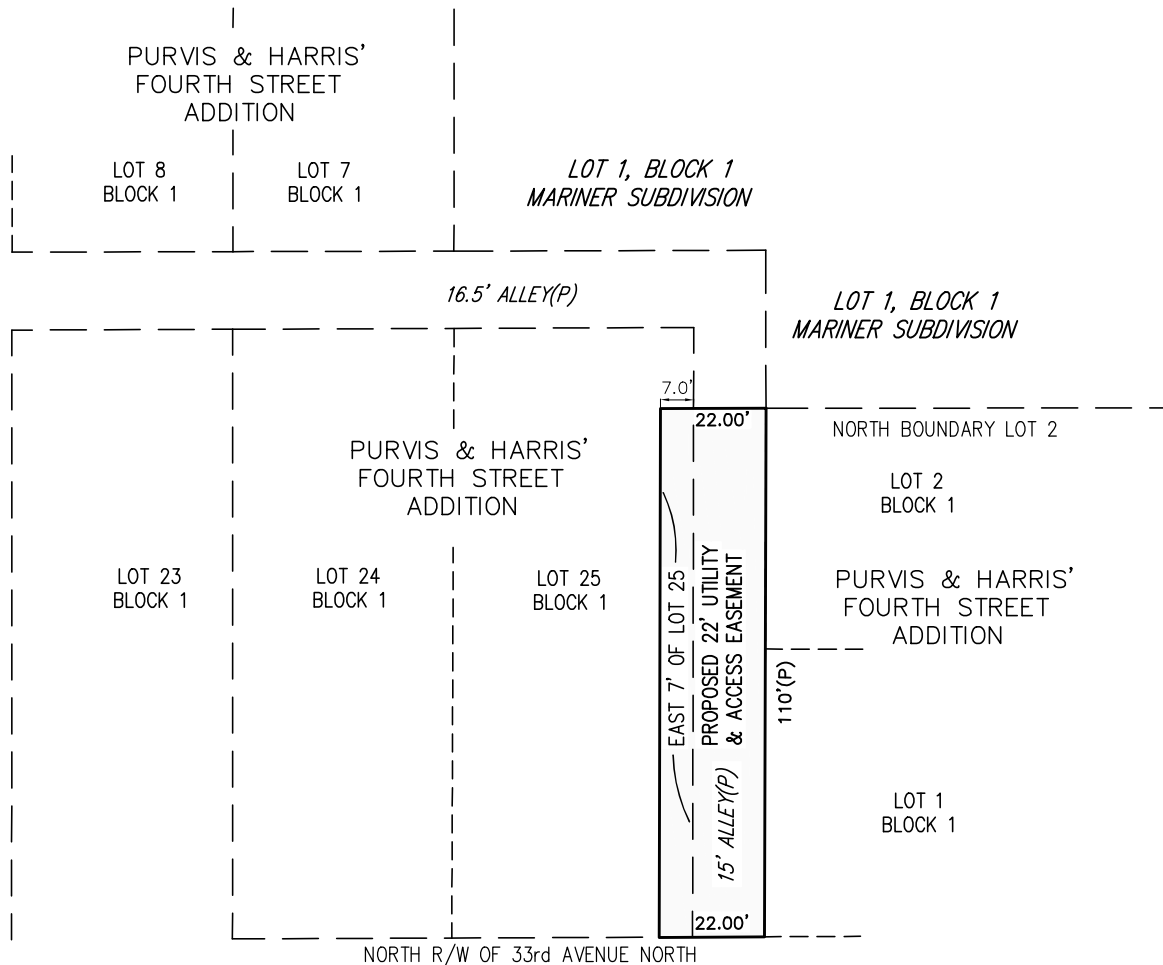
SKETCH OF LEGAL NOT A SURVEY

ASSUMED NORTH



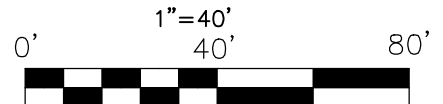
LEGAL DESCRIPTION: 22' UTILITY AND ACCESS EASEMENT

ALL OF THE 15 FOOT ALLEY LYING WEST OF AND ADJACENT TO THE WEST BOUNDARY OF LOTS 1 AND 2, BLOCK 1, AND THE EAST 7.00 FEET OF LOT 25, BLOCK 1 LYING SOUTHERLY OF THE EXTENDED NORTHERLY BOUNDARY OF LOT 2, BLOCK 1 AND NORTHERLY OF THE NORTH RIGHT OF WAY OF 33rd AVENUE NORTH, ALL IN PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



33RD AVENUE NORTH (60' R/W)

GRAPHIC SCALE



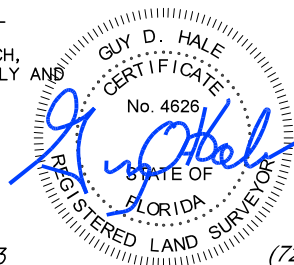
SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

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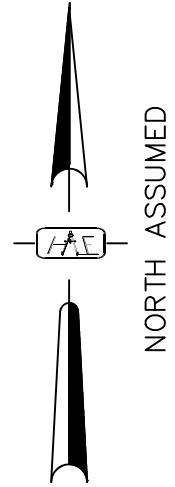
PAGE 1 OF 2

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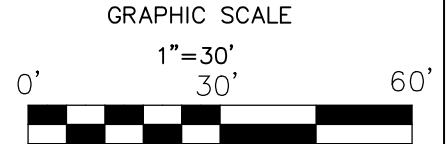
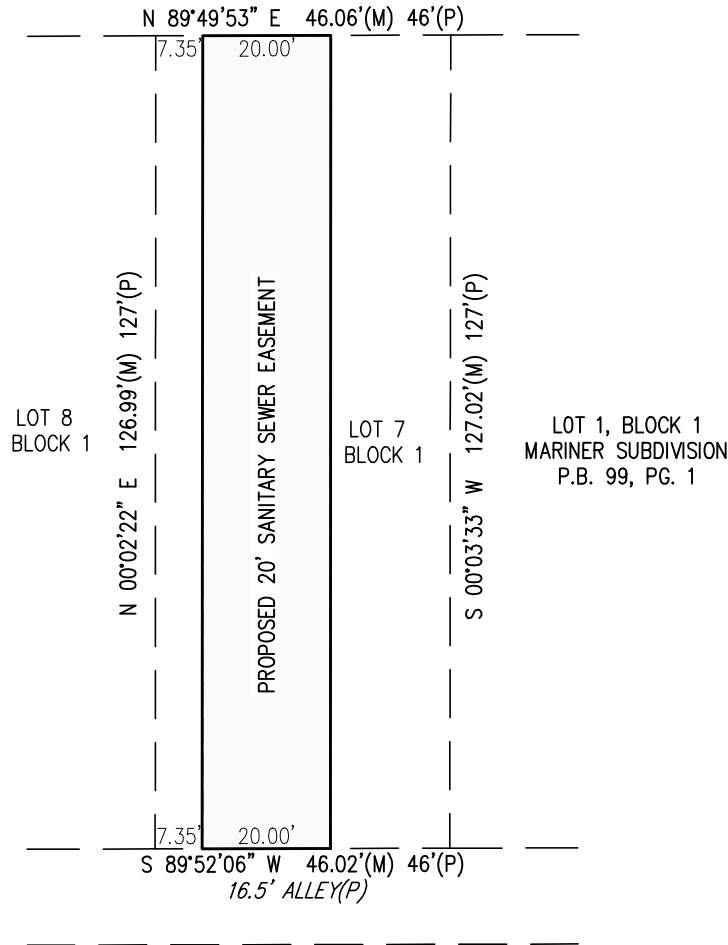
406 SO. ARCTURAS AVENUE
SUITE ONE
CLEARWATER, FL 33765
(727) 734-4266 GHsurveyor@gmail.com

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: 20' SANITARY SEWER EASEMENT
 THE EAST 20.00 FEET OF THE WEST 27.35 FEET OF LOT 7, BLOCK 1,
 PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT
 BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY,
 FLORIDA.



☉ 34TH AVENUE NORTH (60' R/W)



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED AND REFERENCED TO THE WEST BOUNDARY OF LOT 7, BEARING N 00°02'22" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

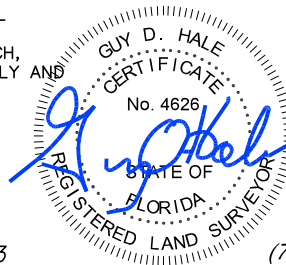
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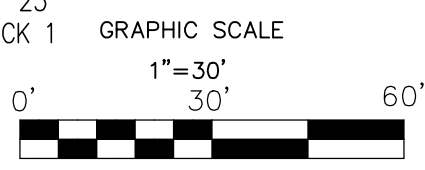
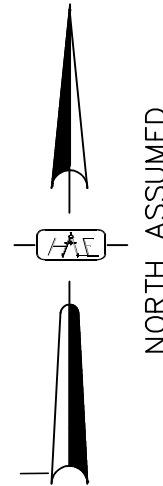
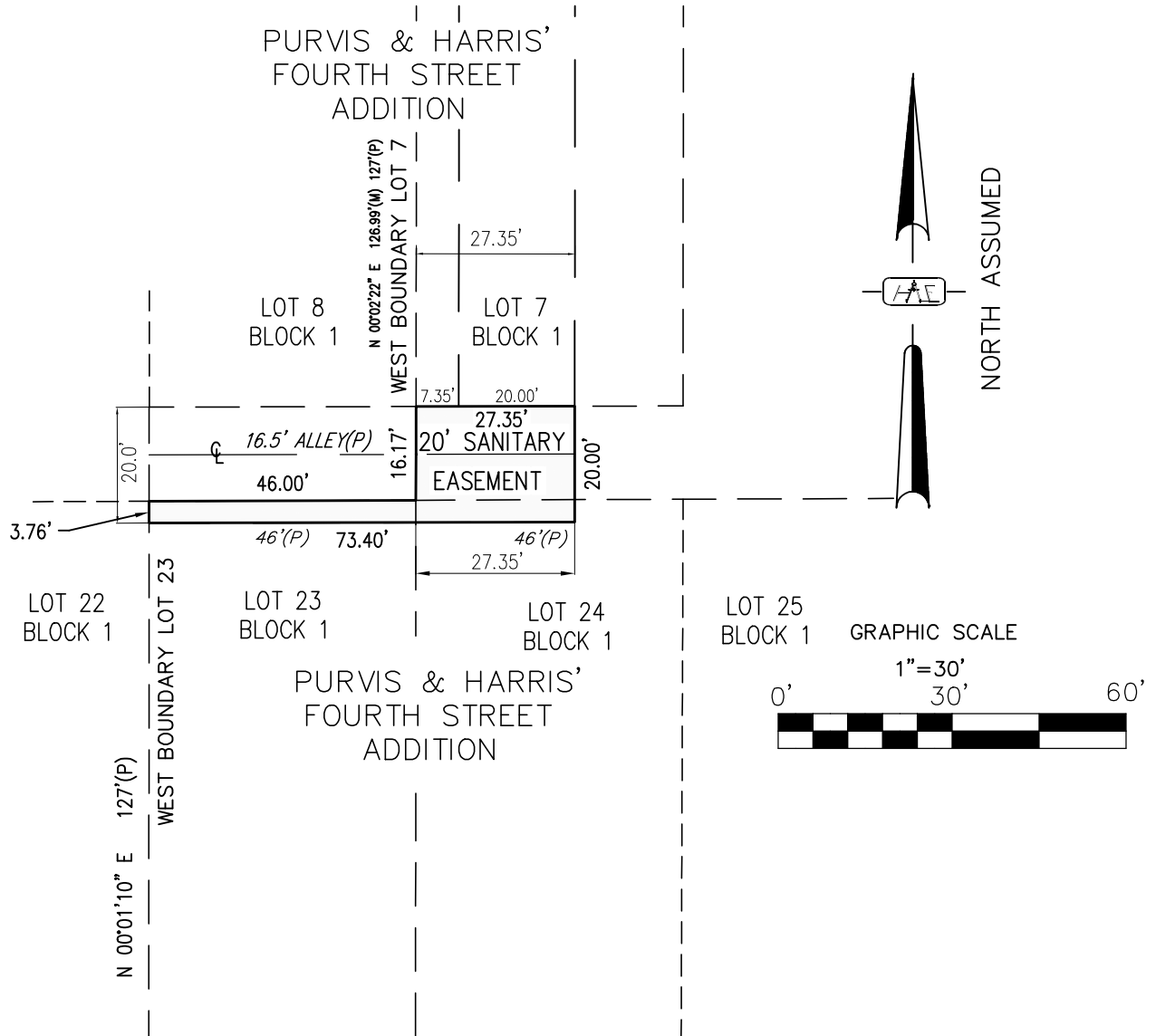
PAGE 1 OF 2

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LAND SURVEYING

406 SO. ARCTURAS AVENUE
 SUITE ONE
 CLEARWATER, FL 33765
 (727) 734-4266 GHsurveyor@gmail.com

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: ADDITIONAL SANITARY EASEMENT
 A PORTION OF LOTS 23 AND 24, BLOCK 1, LYING 20.00 FEET SOUTH OF THE SOUTH BOUNDARY OF LOT 8, BLOCK 1 AND 20.00 FEET SOUTH OF AND WEST OF THE EXTENDED EAST LINE OF THE WEST 27.35 FEET OF LOT 7, BLOCK 1 AND A PORTION OF A 12.5 FOOT ALLEY LYING BETWEEN THE WEST 27.35 FEET OF LOT 7 AND LOT 24, BLOCK 1, ALL IN PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED AND REFERENCED TO THE EAST BOUNDARY OF LOT 7, BEARING N 00°02'22\" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

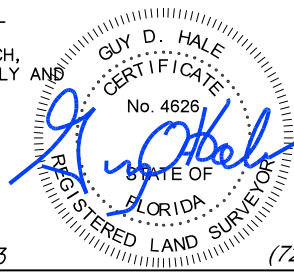
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GUY D. HALE PLS # 4626
 JOB NUMBER: 2023033 DATE: 11-15-2023



GUY D. HALE,
 LAND SURVEYING

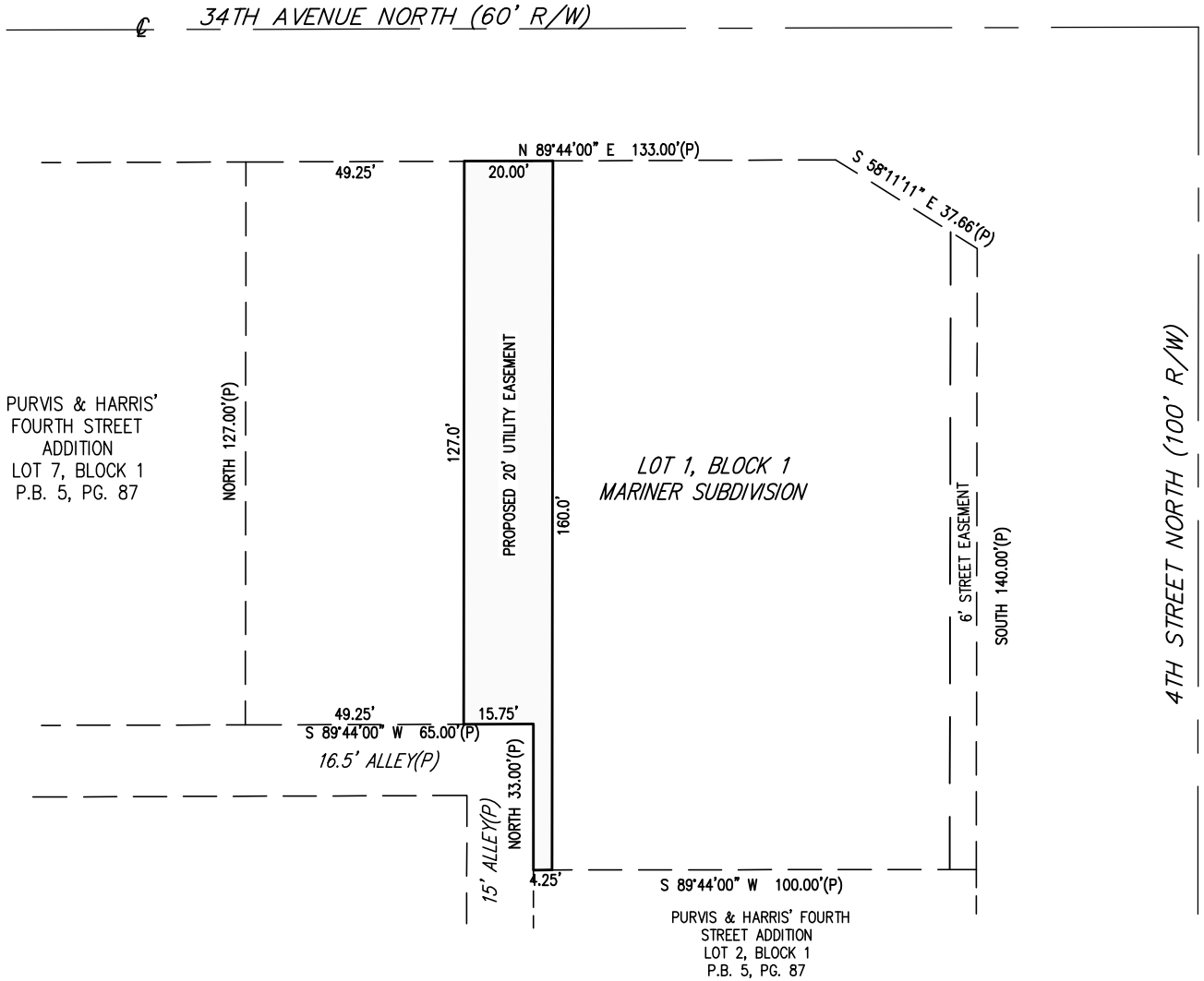
406 SO. ARCTURAS AVENUE
 SUITE ONE
 CLEARWATER, FL 33765
 (727) 734-4266 GHsurveyor@gmail.com

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: 20' UTILITY EASEMENT

THE EAST 20.00 FEET OF THE WEST 69.25 FEET OF LOT 1, BLOCK 1, MARINER SUBDIVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PLAT NORTH



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE PLAT AND REFERENCED TO THE WEST BOUNDARY OF LOT 1, BEARING NORTH. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

CERTIFICATION:

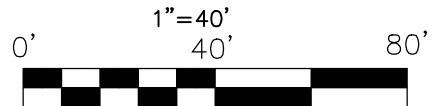
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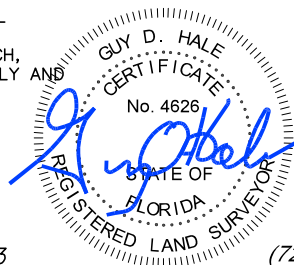
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GRAPHIC SCALE



PAGE 1 OF 2



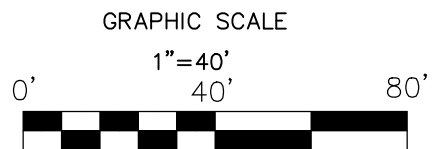
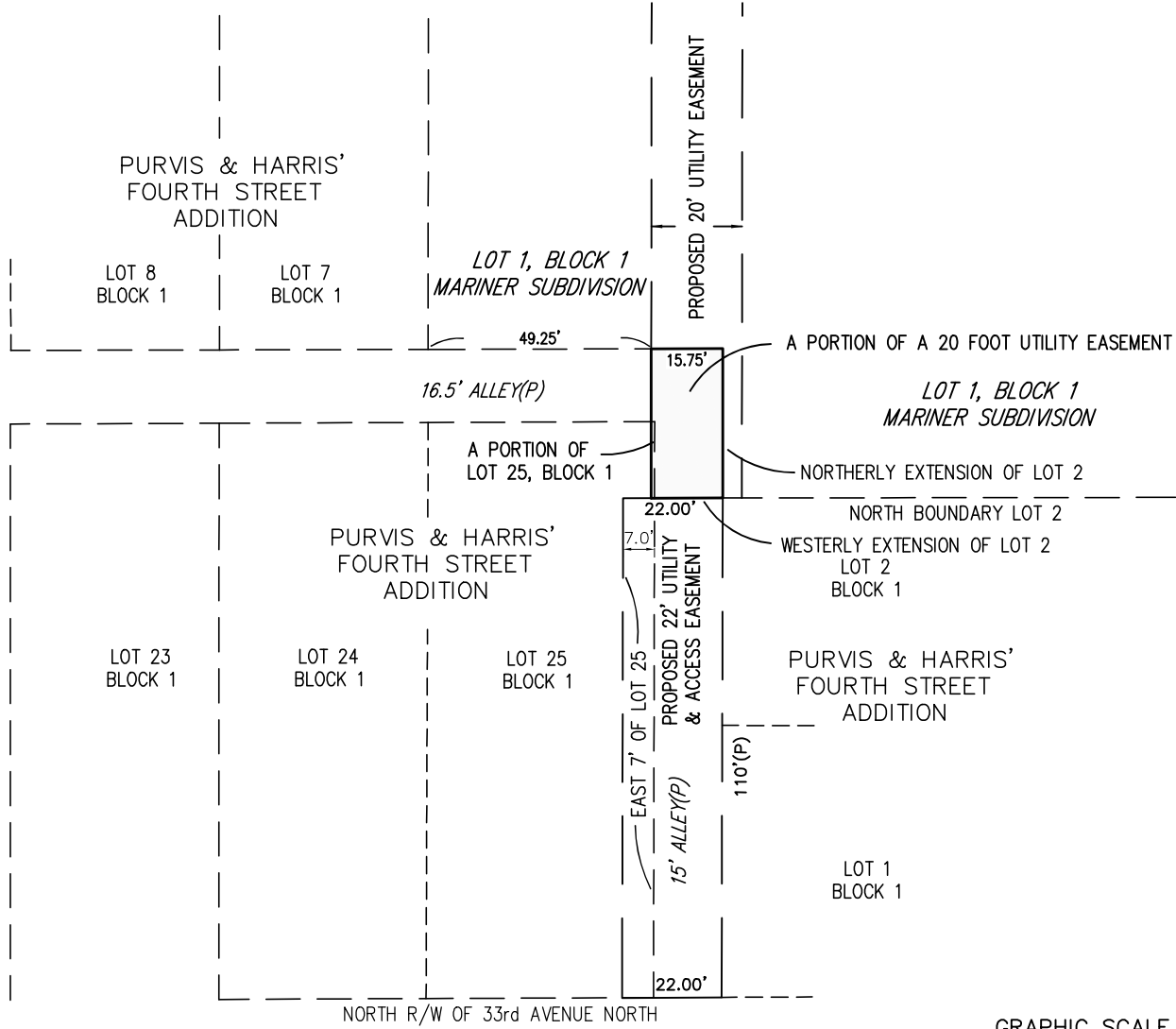
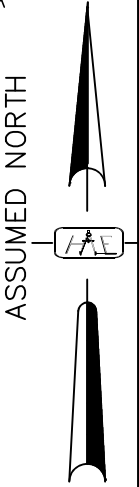
GUY D. HALE,
LAND SURVEYING

406 SO. ARCTURAS AVENUE
 SUITE ONE
 CLEARWATER, FL 33765
 (727) 734-4266 GHsurveyor@gmail.com

SKETCH OF LEGAL NOT A SURVEY

LEGAL DESCRIPTION: UTILITY EASEMENT

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF A 16.5 FOOT ALLEY, A 15 FOOT ALLEY AND A PART OF LOT 25, BLOCK 1, BEING CONTAINED WITHIN THE FOLLOWING DISCRIBED LAND:
 EASTERLY OF THE SOUTHERLY EXTENSION OF A LINE 49.25 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF LOT 1, BLOCK 1, MARINER SUBDVISION, AS RECORDED IN PLAT BOOK 99, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, NORTH OF THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF LOT 2, BLOCK 1 AND WEST OF THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF LOT 2, BLOCK 1, PURVIS & HARRIS' FOURTH STREET ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE ASSUMED. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

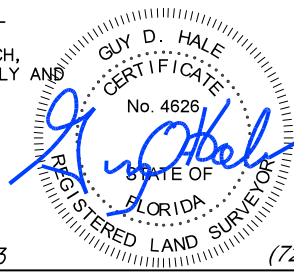
LEGEND

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- PRM = Permanent Reference Monument
- (P) = Data per Description
- (M) = Measured Data
- (F) = Field Data
- PG.(s) = Page (s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R/W = Right-of-way
- P.L.S. = Professional Land Surveyor
- ⊕ = Centerline

CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING OR DIGITALLY SIGNED, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GUY D. HALE PLS # 4626
 JOB NUMBER: 2023033 DATE: 11-15-2023

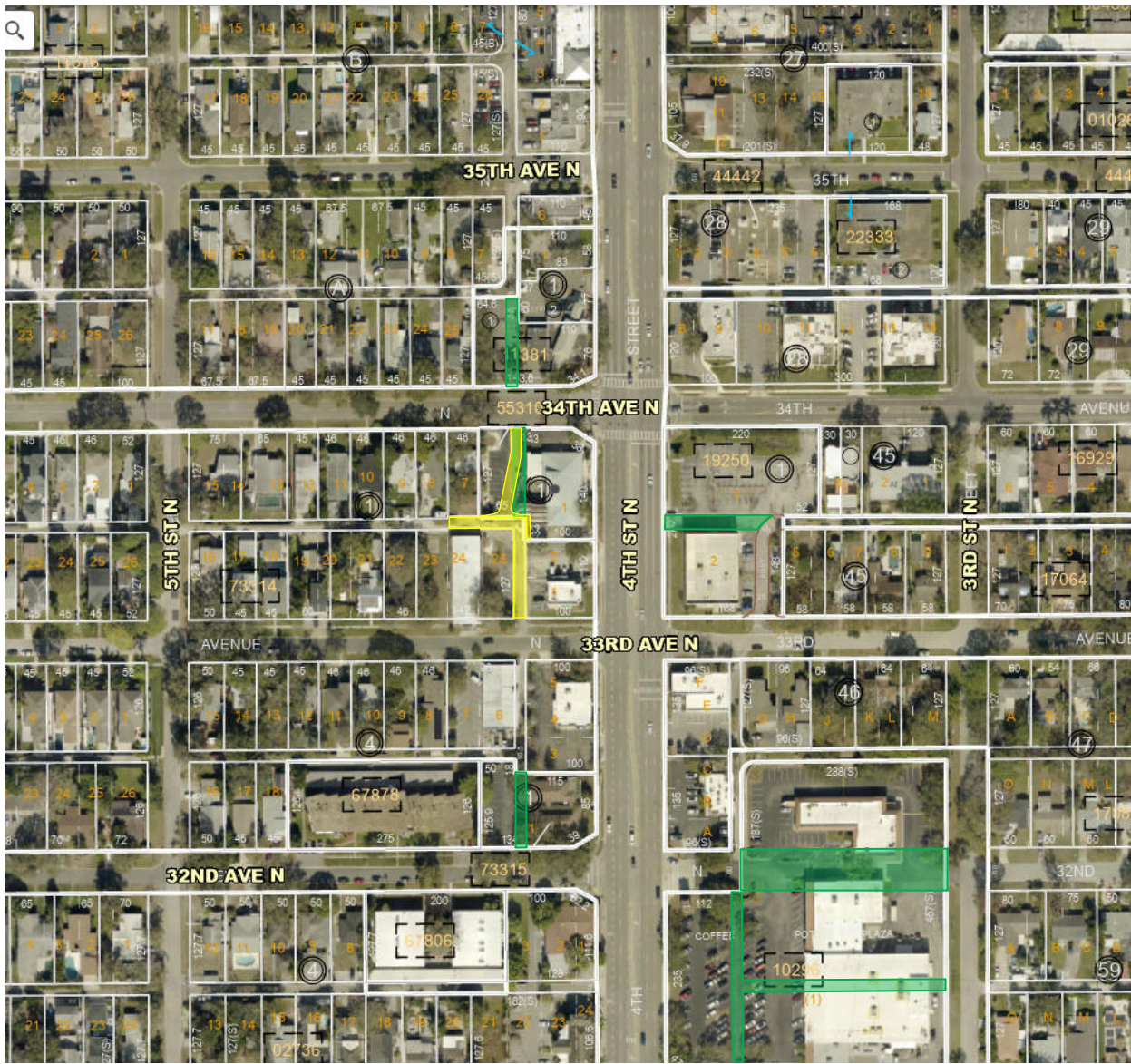


PAGE 1 OF 2

GUY D. HALE,
 LAND SURVEYING

406 SO. ARCTURAS AVENUE
 SUITE ONE
 CLEARWATER, FL 33765
 (727) 734-4266 GHsurveyor@gmail.com

ATTACHMENT D



- ROW to be vacated
- ROW previously vacated



Attachment D—Area Right-of-Way Vacations

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

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: November 26, 2024

SUBJECT: Approval to vacate a 16.5 and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20-foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th St N., 426 34th Ave N and 425 33rd Ave N.

PLAT: F-18

CASE: 24-33000001

LOCATION: 3338 4th St N.;07-31-17-55310-001-0010, 426 34th Ave N.;07-31-17-73314-001-0070, 425 33rd Ave N.;07-31-17-43314-001-0240

REMARKS: Water Resources has no objection to the above-referenced subject. Please note that the easement vacation and new proposed easement and proposed plans address WRD Technical Services concerns on the previous comments

Project file

ATTACHMENT F

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Cheryl Bergailo, Planner II
FROM: Kyle Hurin, ECID Plans Review Supervisor
DATE: November 1st, 2024
SUBJECT: Vacation of ROW and Utility Easement
FILE: 24-33000001 (Round 2)

LOCATION: 3338 4th St. N., 426 34th Ave. N., 425 33rd Ave. N.

PARCEL ID: 07-31-17-73314-001-0070, 07-31-17-55310-001-0010, 07-31-17-73314-001-0240

ATLAS: F-18

ZONING: Corridor Commercial Suburban (CCS-1) & Neighborhood Traditional -2 (NT-2)

REQUEST: Approval to vacate a 16.5 and 15-foot alley abutting Lots 1, 2, 7, 24, and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20 foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th St N., 426 34th Ave N and 425 33rd Ave N.

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

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

Special Conditions of Approval: The Engineering and Capital Improvements Department (ECID) has no objection to the proposed partial right of way vacation provided the following special conditions are added as conditions of approval:

The applicant's design team sent revised plans to ECID and WRD on 6/14/2024 which have removed any overhang encroachments within the proposed utility easement. Plans are to be finalized and submitted for formal permitting review and approval, but initial concerns have been addressed.

PRIOR TO RECORDING, AT TIME OF COMPANION APPLICATIONS & PERMITS:

1. **ECID status of "no objection" is contingent on additional approvals.** ECID status of no objection for the proposed vacation is directly contingent on companion requests, permits and work being successfully submitted and approved. Failure to complete and gain ECID approval of any subsequent applications, permits will prevent this easement from being recorded. The scope of the project will require a DRC site plan approval, a DRC replat approval, a right of way use permit for the utility work, a minor easement for structures in the proposed public utility easement.
 - a. **Concurrent review of all applications and permits strongly recommended.** The scope of the project requires vacation, replat, site plan, Right of Way permit for utility reconfiguration, Minor Easement for any structures in the proposed public utility easement such as storm pipes. These items are all interdependent on each other and should run concurrently, to the maximum extent practicable, to ensure consistency and a viable design.
 - b. **Prior to recording of vacations, replat must be approved.** A replat is required to dedicate the new alley and easement. The vacation shall not be recorded until the replat is approved to be recorded. The replat shall provided detailed dedication language. The easements shall be public utility easements to the satisfaction of city staff. The proposed alley shall be dedicated as public right of way, to the satisfaction of city staff.
 - c. **Prior to recording of vacation, at time of replat, auto-turn for alley configuration is required.** The alley is a sanitation route. Provide a turning template for a sanitation truck to ensure the proposed alley will function for city services.
 - d. **Prior to recording of vacations, Site plan shall be approved.** Site Plan application to be routed separately and shall be approved by ECID prior to recording of vacation.
 - e. **Prior to recording of vacations, Right of Way use permit shall be approved and completed.** The scope of the project is directly contingent on re-routing existing sanitary sewer from the alley and easement to be vacated to a proposed public utility easement. The sanitary sewer work, and construction of the new alley, shall be submitted through a right of way use permit, and completed prior to recording of vacation.
 - f. **Minor Easement required for any structures in proposed Public Utility Easement.** The utility plan that was emailed, not formally submitted, proposed storm inlets and pipe in the proposed public utility easements. Any structures in the public utility easement will require a Minor Easement. This request should be submitted and reviewed concurrently to ensure all necessary utilities can

be facilitated. Adjustments may be required prior to approval to ensure adequate clearance from city utilities and accessibility are maintained.

g. **Existing private structures in the public alley to be vacated shall be resolved, prior to recording.**

Records indicate that there is a stormwater inlet and drainage conveyance easement associated with 3300 4th St N which is picking up drainage from the currently public alley, passing through the private stormwater pond at 3300 4th St N and then discharging it to the public stormwater system within the avenue. Any private structures that were permitted in the public alley such as through a Minor Easement, which the grate inlet at the southeast corner of the alley to be vacated where it connects to 33rd Avenue North, shall be addressed. The method of resolution may be variable depending on the structure, the utility plan, the method of approval (Minor Easement) etc. It needs to be determined if there is an active stormwater/drainage easement on 3300 4th St N which would be impacted by this vacation.

h. **Adjacent city projects which may be impacted by this project-**

- i. City project 21069-112 for parking and pavement improvements along 34th Ave N may require coordination with this development to ensure the driveways connections on 34th Ave S do not conflict. Please contact Mark Rothaus Mark.Rothaus@stpete.org to coordinate as necessary to ensure the projects align accordingly.

2. **Right of Way use permit required for utility work and construction of new alley, prior to issuance of building permits, prior to recording vacation.** This vacation is directly related to rerouting existing sanitary sewer in the alley and easements to be vacated; however, utility plans have not been formally submitted with the request. Utility relocation plans have been emailed; however, this does not constitute a detailed review or approval of said plans, nor are they sufficiently binding to gain the approval of ECID. Additional comments may apply from ECID after detailed review of utility relocation. **The Right of Way (ROW) use permit for the sanitary sewer is the mechanism for formal and detailed review of the sanitary sewer work. The approval for this vacation is directly contingent on meeting all requirements of the sanitary sewer work through a Right of Way Use permit.**

- a. Generally, the utility plans that have been informally emailed propose:
 - New manhole SAN.MH-1, in the proposed 20-foot Public Utility Easement, approximately between lot 7 (north) lot 24 (south).
 - From SAN.MH-1, 145 linear feet of new 8-inch PVC extending north/south through Lot 7 to the right of way of 34th Avenue North to a new manhole, SAN.MH-2., through proposed 20-foot public utility easement.
 - From SAN.MH-2, 83 linear feet of new 8-inch PVC extending east/west to existing manhole F018-M080, in 34th Avenue north public right of way.

- From existing manhole F018-M080, 145 linear feet of new 8-inch PVC extending south to existing manhole F018-M075 with existing 8-inch VCP (clay) to remain, through proposed public utility easement.
 - The utility plan does not detail if manhole F018-M070 is to be abandoned or removed.
 - The utility plan does not detail if the 8-inch VCP between manhole F018-M070 in the alley and manhole F018-M080 is to be abandoned.
 - This comment is not approval of the utility design, it is detailing the anticipated reroute which directly impacts the proposed alley and easement placement.
 - Proposed SDR-35 PVC does not meet technical standards and shall be SDR-26 PVC.
 - Several inverts were not provided, and slope of the design cannot be confirmed.
 - Additional comments will apply at time of detailed review.
 - The applicant may be required to replace existing manholes
- b. **Prior to issuance of building permit, sanitary sewer work shall be completed and accepted.** The sanitary sewer reroute shall be submitted, reviewed, and approved as a Right of Way use permit, the work shall be conducted, and the sanitary sewer shall be cleared and accepted for use by the city of St. Petersburg and by FDEP prior to issuance of any building construction permit.
- c. **Prior to recording, prior to issuance of building permits, alley paving for new alley shall be completed and accepted.** The proposed alley shall be submitted, reviewed, and approved through a Right of Way use permit, and shall be paved to city standards. A turning template for sanitation trucks shall be provided to ensure the new alley is sufficient for service. The work shall be conducted and inspected and accepted prior to the issuance of building construction permits.
3. **At time of ROW permit submittal (prior to approval) for work in the alley, coordinate with sanitation.** The existing alley is used for sanitation route. Through the ROW permit for the alley the developer shall coordinate with sanitation for approval of revised alley.
4. **All improvements are at and by the developer's expense.** All improvements required to facilitate the right of way and easement vacation including but not limited to the sanitary sewer reroute, the dedication and recording of alleys and easements, the paving of the alley shall be at and by the developer's expense.
5. **At time of building permits, provide response to DRC comments.** At time of building construction permit and ROW permit submittal include a response to comments for all DRC comments addressing how each condition was met. Include ROW permit numbers and other specific identifiers to ensure that completion of each condition can be tracked.
6. **Conceptual review, additional comments will apply at full design review.** The submittal is conceptual, and the review provided is a general conceptual review. Additional comments will apply at time of full design.

ec: WRD
Kayla Eger – Development Review Services

ATTACHMENT G



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

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

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

DATE: October 16, 2024

SUBJECT: Approval to vacate a 16.5 and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20 foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th St N, 426 34th Ave N and 425 33rd Ave N.

CASE: 24-33000001

The Transportation and Parking Management ("Transportation") Department has reviewed the proposed alley vacation of a 16.5 and 15-foot alley abutting Lots 1, 2, 7, 24 and 25 in the Purvis & Harris' Fourth Street Addition and Lot 1 in the Mariner Subdivision, and a 20 foot alley and utility easement located on Lot 1 in the Mariner Subdivision, generally located at 3338 4th Street North, 426 34th Avenue North and 425 33rd Avenue North. The Transportation Department does not object to the proposed alley vacations. The Transportation Department reviewed and recommended approval of the proposed alley vacations that were associated with a previous version of the site plan. The applicant revised the site plan, but this does not impact the alley vacations and dedication of a new alley and utility easement.

Section 16.40.140.2.1.E of the City Code provides matters of consideration when reviewing proposed vacations of rights-of-way, easements or air rights. Relevant matters of consideration to this case from a transportation perspective include the following:

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

The proposed right-of-way vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record. The applicant proposes to vacate a north-south alley in the southern half of the block near 4th Street North and dedicate a new north-south alley further to the west that will connect to the existing east-west alley. The section of the east-west alley between the existing north-south alley and the proposed north-south alley would be vacated.

Presently, the alley runs between two commercial properties and provides access to the residential properties to the west. A driveway to a proposed car wash facility would replace the existing north-south alley. The new north-south alley would be west of the proposed car wash and its primary purpose would be to serve the residential neighborhood.

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

The proposed alley vacation would not adversely impact the existing roadway network, create a dead-end, or substantially alter utilized travel patterns. The existing north-south and east-west alley sections that are proposed to be vacated will no longer be needed if the proposed car wash is approved. The new north-south alley would ensure access to the residential properties along the east-west alley that will not be vacated.

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

There is no present or future need for the alley proposed to be vacated for public vehicular or pedestrian access. As previously noted, the applicant proposes to relocate the alley to maintain access to the residential properties west of the proposed car wash.

ATTACHMENT H

Cheryl L. Bergailo

From: Derek Kilborn
Sent: Monday, February 5, 2024 6:03 PM
To: Cheryl L. Bergailo
Cc: hispres; Britton N. Wilson; Corey D. Malyszka; Adriana P. Shaw
Subject: RE: 23-33000011 - ROW vacation - 690 42nd St S

Follow Up Flag: Follow up
Flag Status: Completed

Cheryl:

I've reviewed the proposed alley vacation. As you know, all applications are initially reviewed with the following Comprehensive Plan policy in mind:

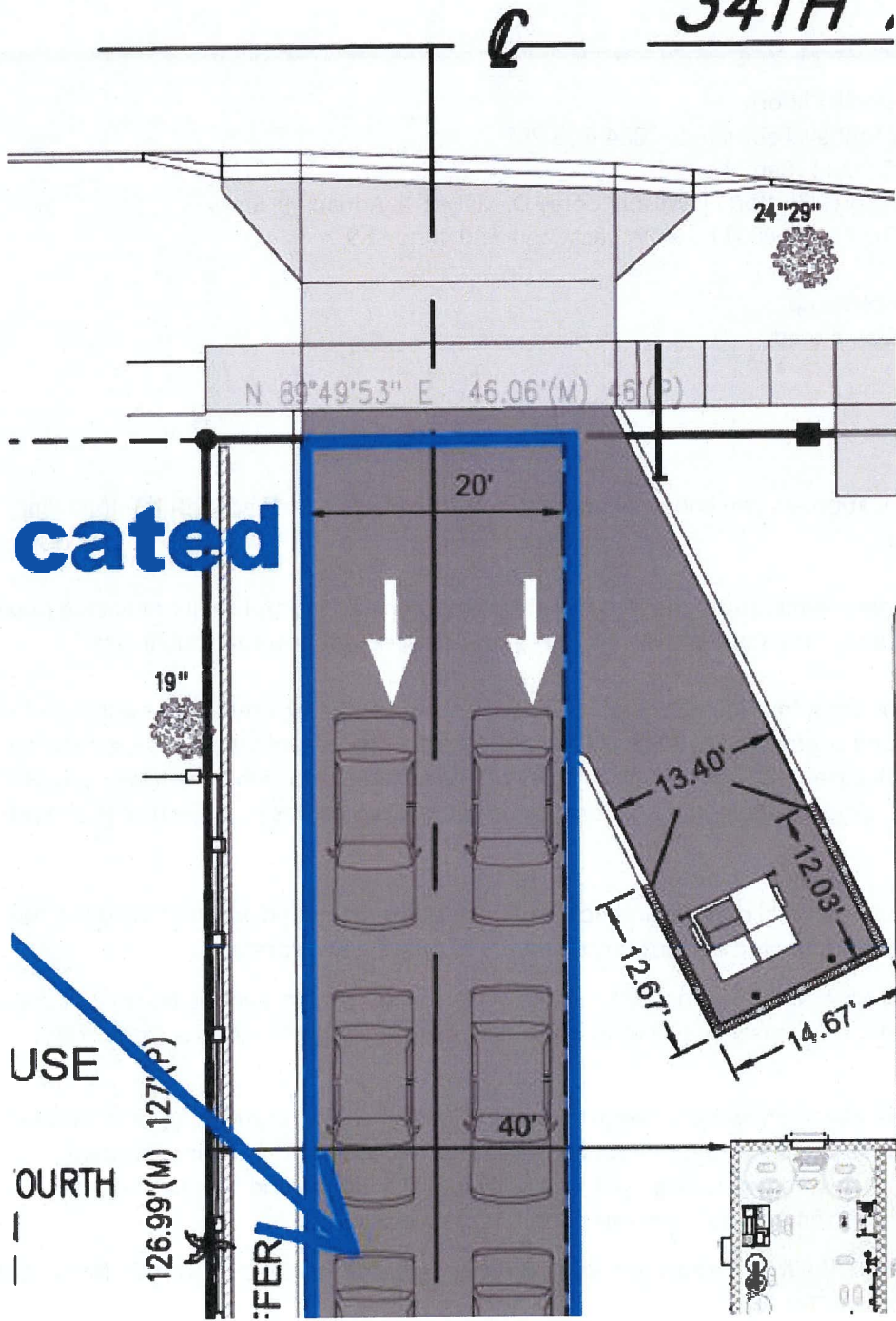
T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."

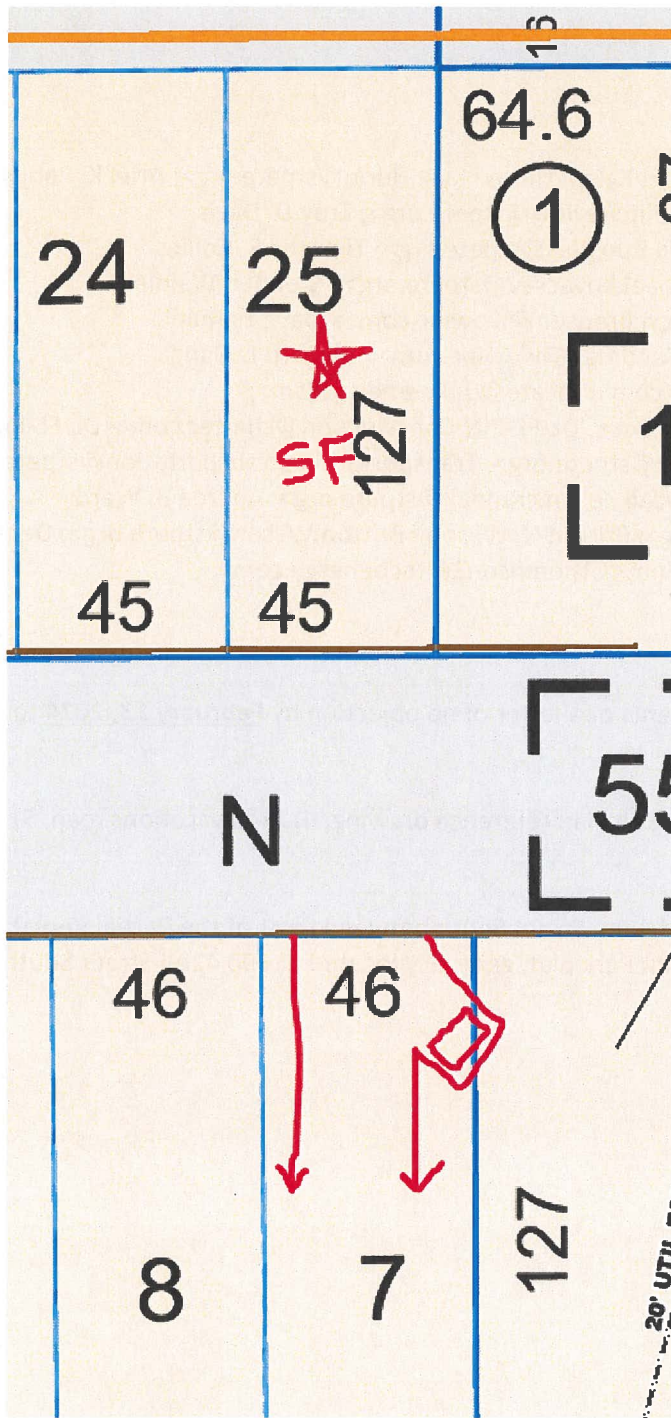
In this instance, the applicant is proposing to relocate the public alley to the west thereby retaining existing vehicle access at the east end of the alley and connecting south to 33rd Avenue North. The easement extending north to 34th Avenue North appears to be a utility easement only and not a cross-access easement for motor vehicles, bicycles, or pedestrians. For these reasons, the *Urban Planning and Historic Preservation Division* has no objection to the proposed vacation.

Please note that the vacation will have several external impacts when considered in union with the included site plan. These should be considered by your division, but are not requirements of our review process:

- Vehicle ingress from 34th Avenue North is proposed directly across from 431 34th Avenue North (Lot 25), a single-family residence. If successful, the entrance will bring significant vehicle congestion to the front of this neighboring address.
- Equally importantly, the site plan is showing a dumpster and enclosure facing the street, directly across from 431 34th Avenue North. This should be prohibited (or addressed) when considering the inconsistent maintenance of dumpster enclosures, including trash and debris, broken doors and hinges. Also, there is no way to reasonably enforce the requirement that dumpster doors remain closed.
- The alley egress along 33rd Avenue North also shifts west, directly across from 434 33rd Avenue North (Lot 8), a single-family residence.

34TH





Thank you for an opportunity to review and comment.

Respectfully,

Derek Kilborn, Manager

Urban Planning and Historic Preservation Division

Planning and Development Services Department

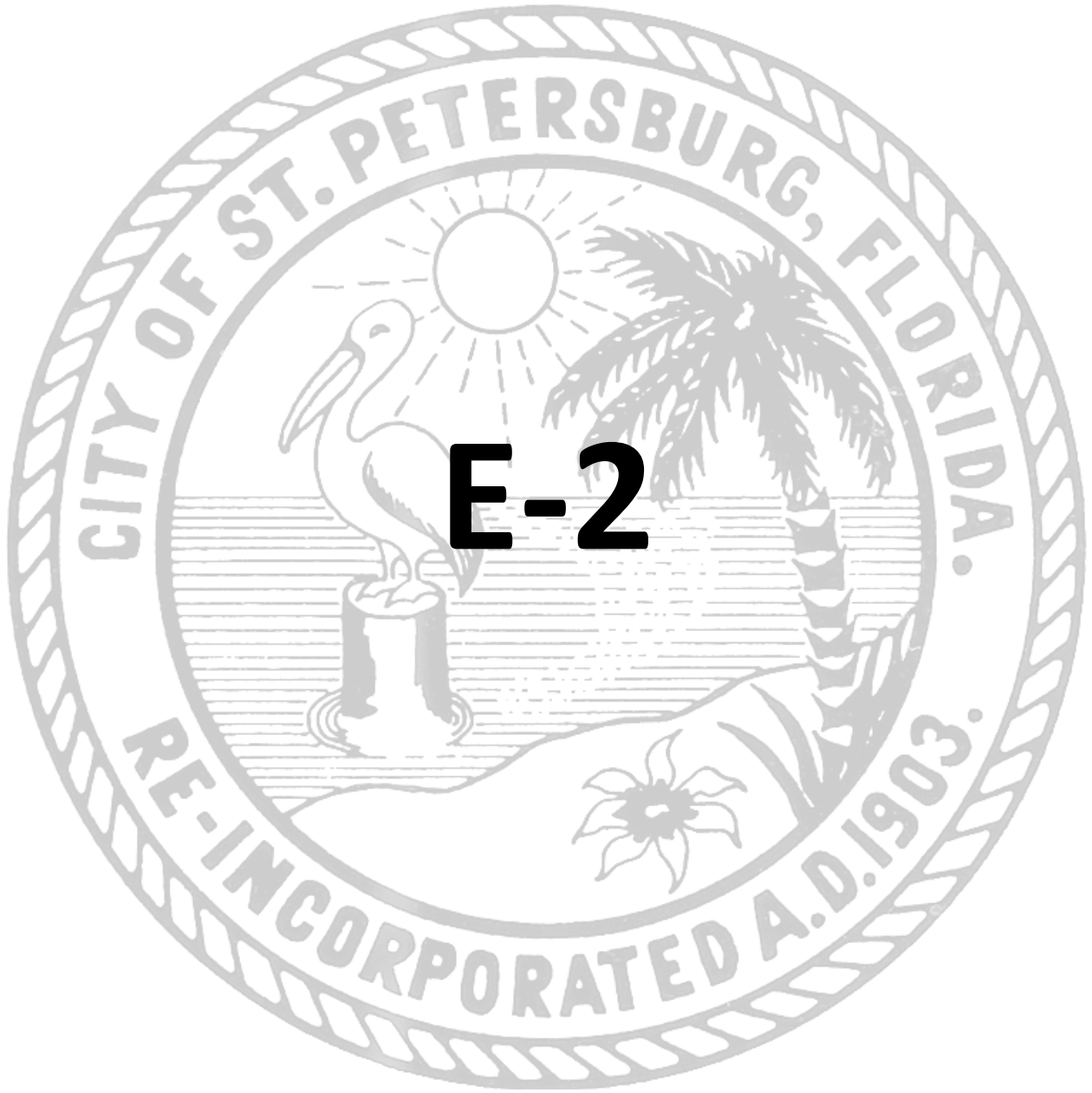
One 4th Street North, St. Petersburg, Fla. 33701

Derek.Kilborn@stpete.org

(727) 893-7872

WE ARE ST. PETE

The following page(s) contain the backup material for Agenda Item: Ordinance 1171-V approving a vacation of two public access easements, generally located at 12000 Gandy Boulevard North. (City File No.: DRC 24-33000011)
Please scroll down to view the backup material.



E-2



ST. PETERSBURG CITY COUNCIL

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT: Ordinance 1171-V approving a vacation of two public access easements, generally located at 12000 Gandy Boulevard North. (City File No.: DRC 24-3300011)

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

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the first reading of the attached proposed ordinance; and
- 2) Set the second reading and public hearing for January 23, 2025.

The Request: The request is to vacate two public access easements, generally located at 12000 Gandy Boulevard North. The applicant's goal is to vacate the access easements and dedicate new access easements generally in the same location with a slight modification due to a minor change of the building layout on the site plan that occurred during the permitting process.

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

Agency Review: The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department and Water Resources Department reviewed the proposed vacations and have no objections. Engineering reviewed the request and stated that they have sketches and descriptions of revised access easements to be dedicated replacing the existing access easements. Engineering is requiring the revised access easements to be recorded and noted on the final plat for the subject property. This has been included as a condition of approval. There were no letters of objection received from any of the Private Utility Providers.

DRC Action/Public Comments: On December 3, 2024, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation.

RECOMMENDATION:

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

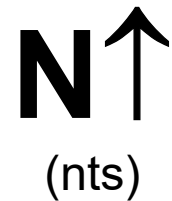
1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 22, 2024.
3. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, DRC Case 24-33000011 Staff Report



PROJECT LOCATION MAP
Case No.: 24-3300011
Address: 12000 Gandy Boulevard North

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



ORDINANCE NO. 1171-V

AN ORDINANCE APPROVING A VACATION OF TWO PUBLIC ACCESS EASEMENTS, GENERALLY LOCATED AT 12000 GANDY BOULEVARD NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

- Section 1. The following rights-of-way are hereby vacated as recommended by the Administration and the Development Review Commission on December 3, 2024 (City File No. DRC 24-33000011):
- Legal Description: See attached Exhibits “A” and “B” incorporated as if fully stated herein.
- Section 2. The above-mentioned rights-of-way are not needed for public use or travel.
- Section 3. The vacation is subject to and conditional upon the following:
1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
 2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 22, 2024.
 3. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.
- Section 4. Compliance with §166.041(4), Florida Statutes. Pursuant to City Council resolution 2023 507, a business impact estimate was prepared for this ordinance and posted on the City’s website no later than the date the notice of the proposed ordinance was published.
- Section 5. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

A handwritten signature in cursive script, appearing to read 'Chris', positioned above a horizontal line.

PLANNING & DEVELOPMENT
SERVICES DEPARTMENT:

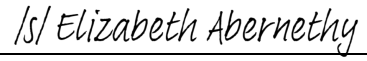
A handwritten signature in cursive script, reading 'Elizabeth Abernethy', positioned above a horizontal line.

Exhibit "A"



0 50' 100'

Scale: 1" = 100'

STATE ROAD 600 (GANDY BLVD)

SOUTHERLY RIGHT-OF-WAY LINE OF GANDY BOULEVARD (BASIS OF BEARINGS)

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

N72°45'27"E 531.74'

BLOCK 5

PUBLIC ACCESS EASEMENT 1
0.047 ACRES ±
OR 2,044 SQFT ±

FLORIDA RIVIERA PLAT NO. 5
(PLAT BOOK 7, PAGE 41)

SAN FERNANDO BOULEVARD

EAST LINE OF SECTION 17-30S-17E

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N72°45'27"E	6.00'
L2	S17°14'33"E	134.99'
L3	N71°31'15"E	149.42'
L4	S00°02'59"W	8.44'
L5	S71°31'15"W	152.91'
L6	N17°14'33"W	143.12'

Not Valid without Sheets 1-2

Description Sketch
Not a survey

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Snug Harbor
Public Access Easement 1

Prepared for:
Kimley Horn
Section 17
Township 30 South
Range 17 East
Pinellas County, FL



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

Project Number: 210026 Sheet 2 of 2

Exhibit "B"

DESCRIPTION:

A 6 foot wide strip of land lying in Sections 16 and 17, Township 30 South, Range 17 East, Pinellas County, Florida, including a portion of BLOCKS 5 and 11, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, together with vacated rights-of-way, and being more particularly described as follows:

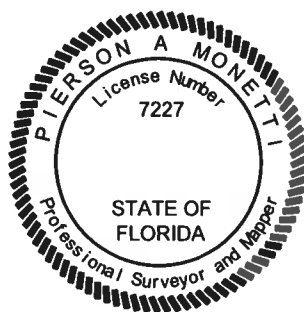
COMMENCE at the Southeast intersection of San Fernando Blvd & Gandy Blvd, run thence along the Easterly right-of-way line of said San Fernando Blvd, S.17°12'02"E., a distance of 456.55 feet to the **POINT OF BEGINNING**; thence Easterly, 8.55 feet along the arc of a non-tangent curve to the left having a radius of 18.33 feet and a central angle of 26°42'33" (chord bearing N.86°00'18"E., 8.47 feet); thence N.72°39'01"E., a distance of 35.19 feet; thence Northeasterly, 64.59 feet along the arc of a tangent curve to the left having a radius of 263.33 feet and a central angle of 14°03'13" (chord bearing N.65°37'25"E., 64.43 feet); thence Northeasterly, 31.04 feet along the arc of a compound curve to the left having a radius of 28.33 feet and a central angle of 62°45'55" (chord bearing N.27°12'52"E., 29.51 feet); thence N.62°04'06"E., a distance of 47.66 feet; thence Northwesterly, 40.57 feet along the arc of a non-tangent curve to the right having a radius of 193.33 feet and a central angle of 12°01'22" (chord bearing N.23°15'14"W., 40.49 feet); thence N.17°14'33"W., a distance of 17.12 feet; thence N.72°45'27"E., a distance of 12.17 feet; thence N.63°13'07"E., a distance of 16.81 feet; thence N.72°45'25"E., a distance of 129.75 feet; thence N.17°14'33"W., a distance of 18.00 feet; thence N.72°45'22"E., a distance of 257.46 feet; thence S.17°12'47"E., a distance of 86.67 feet; thence S.00°09'45"W., a distance of 78.89 feet; thence S.89°58'06"E., a distance of 68.53 feet; thence S.00°00'33"W., a distance of 6.25 feet; thence S.89°59'27"E., a distance of 29.52 feet; thence S.09°25'34"E., a distance of 3.28 feet; thence N.88°24'05"E., a distance of 55.39 feet; thence Southeasterly, 46.64 feet along the arc of a non-tangent curve to the right having a radius of 31.92 feet and a central angle of 83°42'07" (chord bearing S.40°00'58"E., 42.60 feet); thence S.01°49'23"W., a distance of 115.71 feet; thence N.89°59'48"W., a distance of 6.00 feet; thence N.01°49'23"E., a distance of 115.91 feet; thence Northwesterly, 37.39 feet along the arc of a non-tangent curve to the left having a radius of 25.92 feet and a central angle of 82°37'52" (chord bearing N.39°28'51"W., 34.23 feet); thence S.88°24'05"W., a distance of 60.09 feet; thence N.09°25'34"W., a distance of 3.42 feet; thence N.89°59'27"W., a distance of 30.43 feet; thence N.00°00'33"E., a distance of 6.25 feet; thence N.89°58'06"W., a distance of 68.54 feet; thence N.00°09'45"E., a distance of 83.98 feet; thence N.17°12'47"W., a distance of 79.75 feet; thence S.72°45'22"W., a distance of 245.46 feet; thence S.17°14'33"E., a distance of 18.00 feet; thence S.72°45'25"W., a distance of 135.25 feet; thence S.63°13'07"W., a distance of 16.81 feet; thence S.72°45'27"W., a distance of 6.67 feet; thence S.17°14'33"E., a distance of 11.12 feet; thence Southeasterly, 45.45 feet along the arc of a tangent curve to the left having a radius of 187.33 feet and a central angle of 13°54'08" (chord bearing S.24°11'37"E., 45.34 feet); thence S.62°04'06"W., a distance of 50.25 feet; thence Southwesterly, 33.58 feet along the arc of a non-tangent curve to the right having a radius of 34.33 feet and a central angle of 56°02'41" (chord bearing S.30°34'29"W., 32.26 feet); thence Southwesterly, 66.06 feet along the arc of a compound curve to the right having a radius of 269.33 feet and a central angle of 14°03'13" (chord bearing S.65°37'25"W., 65.90 feet); thence S.72°39'01"W., a distance of 33.97 feet; thence Westerly, 9.73 feet along the arc of a tangent curve to the right having a radius of 24.33 feet and a central angle of 22°54'42" (chord bearing S.84°06'22"W., 9.67 feet) to a point on the aforesaid Easterly right-of-way line of San Fernando Blvd; thence along said Easterly right-of-way line of San Fernando Blvd, N.17°12'02"W., a distance of 6.04 feet to the **POINT OF BEGINNING**.

Containing 0.160 acres or 6,981 square feet, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the Easterly right-of-way line of San Fernando Blvd, having a grid bearing of S.17°12'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

The Description hereon is not valid without the accompanying sketch shown on Sheets 2-4



LEGEND

- BLVD — Boulevard
- NO. — Number
- SQFT — Square Feet

Description Sketch
Not a survey

Survey History			Surveyor's Certificate		Snug Harbor		701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		Public Access Easement 2			
3-2-23	Comments	AM	Pierson Monetti 2023.03.02 15:37:10 -05'00'		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL		Project Number: 210026 Sheet 1 of 4	
			Pierson A Monetti, LS 7227					

Exhibit "B"



0 60' 120'

Scale: 1" = 120'

STATE ROAD 600 (GANDY BLVD)

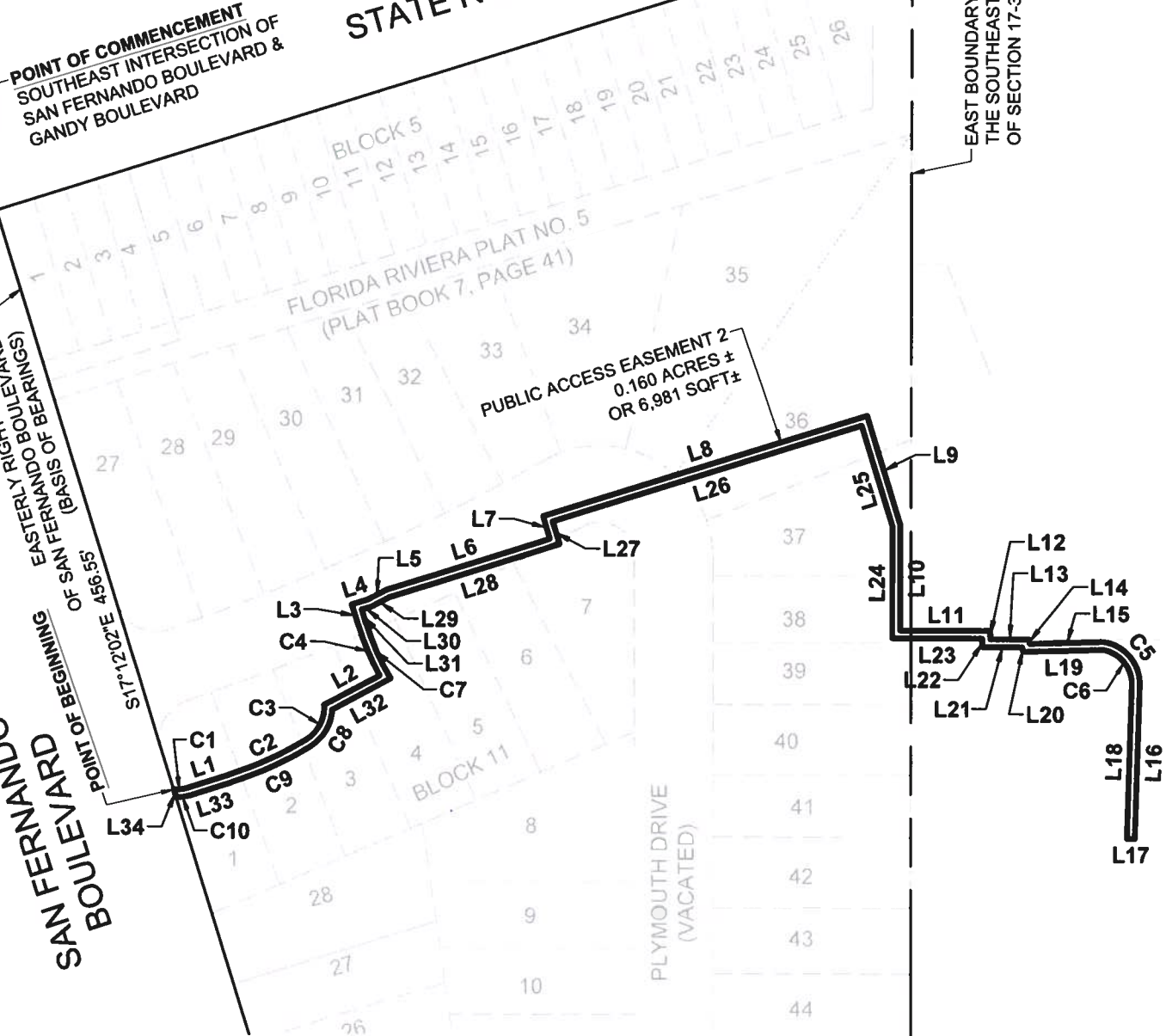
POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

EAST BOUNDARY OF
THE SOUTHEAST 1/4
OF SECTION 17-30-17

FLORIDA RIVIERA PLAT NO. 5
(PLAT BOOK 7, PAGE 41)

PUBLIC ACCESS EASEMENT 2
0.160 ACRES ±
OR 6,981 SQFT ±

SAN FERNANDO BOULEVARD
 POINT OF BEGINNING
 S 17° 12' 11" E 311.20' ±
 S 55° 36' 47" E 311.20' ±
 (SAS) (SAS) (SAS) (SAS) (SAS) (SAS)
 EASTERLY RIGHT-OF-WAY
 (SAS) (SAS) (SAS) (SAS) (SAS) (SAS)



Not Valid without Sheets 1-4

Description Sketch
Not a survey

Survey History		
Date	Description	By
3-2-23	Comments	AM

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Snug Harbor
Public Access
Easement 2

Prepared for:
Kimley Horn
Section 17
Township 30 South
Range 17 East
Pinellas County, FL

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

Project Number: 210026 Sheet 2 of 4

Exhibit "B"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°39'01"E	35.19'
L2	N62°04'06"E	47.66'
L3	N17°14'33"W	17.12'
L4	N72°45'27"E	12.17'
L5	N63°13'07"E	16.81'
L6	N72°45'25"E	129.75'
L7	N17°14'33"W	18.00'
L8	N72°45'22"E	257.46'
L9	S17°12'47"E	86.67'
L10	S00°09'45"W	78.89'
L11	S89°58'06"E	68.53'
L12	S00°00'33"W	6.25'
L13	S89°59'27"E	29.52'
L14	S09°25'34"E	3.28'
L15	N88°24'05"E	55.39'
L16	S01°49'23"W	115.71'
L17	N89°59'48"W	6.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	N01°49'23"E	115.91'
L19	S88°24'05"W	60.09'
L20	N09°25'34"W	3.42'
L21	N89°59'27"W	30.43'
L22	N00°00'33"E	6.25'
L23	N89°58'06"W	68.54'
L24	N00°09'45"E	83.98'
L25	N17°12'47"W	79.75'
L26	S72°45'22"W	245.46'
L27	S17°14'33"E	18.00'
L28	S72°45'25"W	135.25'
L29	S63°13'07"W	16.81'
L30	S72°45'27"W	6.67'
L31	S17°14'33"E	11.12'
L32	S62°04'06"W	50.25'
L33	S72°39'01"W	33.97'
L34	N17°12'02"W	6.04'

Not Valid without Sheets 1-4

Description Sketch
Not a survey


Survey History			Surveyor's Certificate		Snug Harbor Public Access Easement 2		 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	See Sheet 1 for Surveyor's Certificate		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL			
3-2-23	Comments	AM						


Exhibit "B"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	8.55'	18.33'	026°42'33"	N86°00'18"E	8.47'
C2	64.59'	263.33'	014°03'13"	N65°37'25"E	64.43'
C3	31.04'	28.33'	062°45'55"	N27°12'52"E	29.51'
C4	40.57'	193.33'	012°01'22"	N23°15'14"W	40.49'
C5	46.64'	31.92'	083°42'07"	S40°00'58"E	42.60'
C6	37.39'	25.92'	082°37'52"	N39°28'51"W	34.23'
C7	45.45'	187.33'	013°54'08"	S24°11'37"E	45.34'
C8	33.58'	34.33'	056°02'41"	S30°34'29"W	32.26'
C9	66.06'	269.33'	014°03'13"	S65°37'25"W	65.90'
C10	9.73'	24.33'	022°54'42"	S84°06'22"W	9.67'

Not Valid without Sheets 1-4

Description Sketch
Not a survey

Survey History			Surveyor's Certificate	Snug Harbor Public Access Easement 2	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description Comments	By AM	See Sheet 1 for Surveyor's Certificate	Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL	
3-2-23					



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

According to Planning & Development Services Department records, **Kevin Reali** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, December 4, 2024, at 10:00 AM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 24-33000011 PLAT SHEET: B-56 & C-56

REQUEST: Approval of a vacation of two public access easements, generally located at 12000 Gandy Boulevard North.

ADDRESS: 12000 Gandy Boulevard North & 10541 Plymouth Drive
OWNER: Key Gandy LLC
848 Brickell Ave, Suite 1100
Miami, FL 33131-2943

AGENT: S. Elise Batsel, Esq.
Stearns Weaver Miller
401 East Jackson St, Suite 2100
Tampa, FL 33602

PARCEL ID NUMBERS: 17-30-17-28602-005-0050, 17-30-17-28602-005-0360 &
17-30-17-28602-005-0270

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

DISCUSSION AND RECOMMENDATION:

Request: The request is to vacate two public access easements, generally located at 12000 Gandy Boulevard North.

The areas of the rights-of-way proposed for vacation are depicted on the attached map, see Attachment A, and sketches and descriptions, see Attachment B. The applicant's goal is to vacate the access easements and dedicate new access easements generally in the same location with a slight modification due to a minor change of the building layout on the site plan that occurred during the permitting process.

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

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

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

A. Land Development Regulations

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

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

The application was routed to City Departments and Private Utility Providers for review and comments. Engineering's Memorandum dated October 22, 2024, see Attachment D, states that they have sketches and descriptions of revised access easements to be dedicated to replace the existing access easements and that they are in the process of being recorded, see Attachment G depicting the replacement access easements to be dedicated. A condition of approval is included within Engineering's Memorandum dated October 22, 2024, requiring the revised easements to be recorded and noted on the final plat for the subject property. This has been included as a condition of approval at the end of this report. Water Resources' Memorandum dated October 1, 2024, see Attachment E, states that they have no objections. Staff has not received any letters of objection from Private Utility Providers.

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

Approval of the vacation will not deny access to any lot of record. The existing access easement requested to be vacated will be replaced by a new access easement generally in the same location with the same width.

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

The requested vacation will not result in adverse impacts to the existing roadway network or alter utilized travel patterns as the access easements to be vacated will be replaced with new access easements that will be dedicated in generally the same locations.

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

The access easements are needed for pedestrian access. A condition of approval is included at the end of this report requiring compliance with the conditions within Engineering's Memorandum dated October 22, 2024, which requires dedication of revised easements that shall be recorded and noted on the final plat for the subject property.

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

No other factors have been raised for consideration.

B. Comprehensive Plan

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

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection, see Attachment F. It has been determined that the right-of-way is required for future public use and a replacement access easement is required to be dedicated to ensure public access is retained.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public:

The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department and Water Resources Department reviewed the proposed vacations and have no objections. Engineering reviewed the request and stated that they have sketches and descriptions of revised access easements to be dedicated replacing the existing access easements, see Attachment G. Engineering is requiring the revised access easements to be recorded and noted on the final plat for the subject property. This has been included as a condition of approval at the end of this report. Staff has not received any letters of objection from Private Utility Providers.

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

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

1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 22, 2024.
3. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

<i>/s/ Scot Bolyard</i>	11/21/2024
Scot, Bolyard, AICP, Deputy Zoning Official Development Review Services Division Planning & Development Services Department	Date

REPORT APPROVED BY:

<i>/s/ Corey Malyszka</i>	11/21/2024
Corey Malyszka, AICP, Zoning Official (POD) Development Review Services Division Planning and Development Services Department	Date

Attachments: A – Location Map, B – Sketches and Legal Descriptions, C – Applicant's Narrative, D – Engineering Memorandum dated October 22, 2024, E – Water Resources Memorandum dated October 1, 2024, F – Transportation and Parking Management Department Memorandum dated October 16, 2024, G – Replacement Access Easements to be Dedicated



PROJECT LOCATION MAP
Case No.: 24-3300011
Address: 12000 Gandy Boulevard North

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

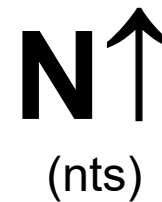


Exhibit "A"

DESCRIPTION:

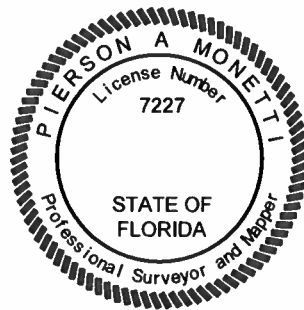
A portion of FLORIDA RIVIERA PLAT NO.5, according to the plat thereof, recorded in Plat Book 7, Page 41 of the Public Records of Pinellas County, Florida, being more particularly describes as follows:

COMMENCE at the Southeast intersection of San Fernando Blvd & Gandy Blvd, run thence along the Southerly right-of-way line of said Gandy Blvd, N.72°45'27" E., a distance of 531.74 feet to the **POINT OF BEGINNING**; thence N. 72°45'27" E., a distance of 6.00 feet; thence S.17°14'33" E., a distance of 134.99 feet; thence N. 71°31'15" E., a distance of 149.42 feet to a point on the East line of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida; thence along said East boundary, S.00°02'59" W., a distance of 8.44 feet; thence S.71°31'15" W., a distance of 152.91 feet; thence N. 17°14'33" W., a distance of 143.12 feet to the **POINT OF BEGINNING**.

Containing 0.047 acres, or 2,044 square feet, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the Southerly right-of-way line of Gandy Blvd, having a grid bearing of N. 72°45'27" E The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



The Description hereon is not valid without the accompanying sketch shown on Sheet 2

Description Sketch
Not a survey



Survey History			Surveyor's Certificate	Snug Harbor Public Access Easement 1	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes  Pierson Monetti 2022.12.23 11:33:43 -05'00'	Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL	
					Project Number: 210026 Sheet 1 of 2

Exhibit "A"



0 50' 100'

Scale: 1" = 100'

STATE ROAD 600 (GANDY BLVD)

SOUTHERLY RIGHT-OF-WAY LINE
OF GANDY BOULEVARD
(BASIS OF BEARINGS)

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

SAN FERNANDO BOULEVARD

N72°45'27"E 531.74'

BLOCK 5

PUBLIC ACCESS EASEMENT 1
0.047 ACRES ±
OR 2,044 SQFT ±

FLORIDA RIVIERA PLAT NO. 5
(PLAT BOOK 7, PAGE 41)

EAST LINE OF
SECTION 17-30S-17E

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N72°45'27"E	6.00'
L2	S17°14'33"E	134.99'
L3	N71°31'15"E	149.42'
L4	S00°02'59"W	8.44'
L5	S71°31'15"W	152.91'
L6	N17°14'33"W	143.12'

Not Valid without Sheets 1-2

Description Sketch
Not a survey

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's
Certificate

Snug Harbor

Public Access
Easement 1

Prepared for:
Kimley Horn
Section 17
Township 30 South
Range 17 East
Pinellas County, FL



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

Project Number: 210026

Sheet 2 of 2

Exhibit "B"

DESCRIPTION:

A 6 foot wide strip of land lying in Sections 16 and 17, Township 30 South, Range 17 East, Pinellas County, Florida, including a portion of BLOCKS 5 and 11, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, together with vacated rights-of-way, and being more particularly described as follows:

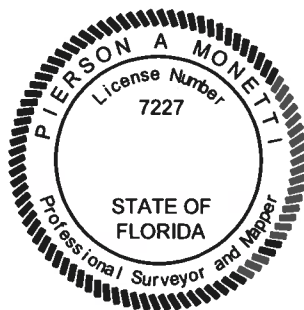
COMMENCE at the Southeast intersection of San Fernando Blvd & Gandy Blvd, run thence along the Easterly right-of-way line of said San Fernando Blvd, S.17°12'02"E., a distance of 456.55 feet to the **POINT OF BEGINNING**; thence Easterly, 8.55 feet along the arc of a non-tangent curve to the left having a radius of 18.33 feet and a central angle of 26°42'33" (chord bearing N.86°00'18"E., 8.47 feet); thence N.72°39'01"E., a distance of 35.19 feet; thence Northeasterly, 64.59 feet along the arc of a tangent curve to the left having a radius of 263.33 feet and a central angle of 14°03'13" (chord bearing N.65°37'25"E., 64.43 feet); thence Northeasterly, 31.04 feet along the arc of a compound curve to the left having a radius of 28.33 feet and a central angle of 62°45'55" (chord bearing N.27°12'52"E., 29.51 feet); thence N.62°04'06"E., a distance of 47.66 feet; thence Northwesterly, 40.57 feet along the arc of a non-tangent curve to the right having a radius of 193.33 feet and a central angle of 12°01'22" (chord bearing N.23°15'14"W., 40.49 feet); thence N.17°14'33"W., a distance of 17.12 feet; thence N.72°45'27"E., a distance of 12.17 feet; thence N.63°13'07"E., a distance of 16.81 feet; thence N.72°45'25"E., a distance of 129.75 feet; thence N.17°14'33"W., a distance of 18.00 feet; thence N.72°45'22"E., a distance of 257.46 feet; thence S.17°12'47"E., a distance of 86.67 feet; thence S.00°09'45"W., a distance of 78.89 feet; thence S.89°58'06"E., a distance of 68.53 feet; thence S.00°00'33"W., a distance of 6.25 feet; thence S.89°59'27"E., a distance of 29.52 feet; thence S.09°25'34"E., a distance of 3.28 feet; thence N.88°24'05"E., a distance of 55.39 feet; thence Southeasterly, 46.64 feet along the arc of a non-tangent curve to the right having a radius of 31.92 feet and a central angle of 83°42'07" (chord bearing S.40°00'58"E., 42.60 feet); thence S.01°49'23"W., a distance of 115.71 feet; thence N.89°59'48"W., a distance of 6.00 feet; thence N.01°49'23"E., a distance of 115.91 feet; thence Northwesterly, 37.39 feet along the arc of a non-tangent curve to the left having a radius of 25.92 feet and a central angle of 82°37'52" (chord bearing N.39°28'51"W., 34.23 feet); thence S.88°24'05"W., a distance of 60.09 feet; thence N.09°25'34"W., a distance of 3.42 feet; thence N.89°59'27"W., a distance of 30.43 feet; thence N.00°00'33"E., a distance of 6.25 feet; thence N.89°58'06"W., a distance of 68.54 feet; thence N.00°09'45"E., a distance of 83.98 feet; thence N.17°12'47"W., a distance of 79.75 feet; thence S.72°45'22"W., a distance of 245.46 feet; thence S.17°14'33"E., a distance of 18.00 feet; thence S.72°45'25"W., a distance of 135.25 feet; thence S.63°13'07"W., a distance of 16.81 feet; thence S.72°45'27"W., a distance of 6.67 feet; thence S.17°14'33"E., a distance of 11.12 feet; thence Southeasterly, 45.45 feet along the arc of a tangent curve to the left having a radius of 187.33 feet and a central angle of 13°54'08" (chord bearing S.24°11'37"E., 45.34 feet); thence S.62°04'06"W., a distance of 50.25 feet; thence Southwesterly, 33.58 feet along the arc of a non-tangent curve to the right having a radius of 34.33 feet and a central angle of 56°02'41" (chord bearing S.30°34'29"W., 32.26 feet); thence Southwesterly, 66.06 feet along the arc of a compound curve to the right having a radius of 269.33 feet and a central angle of 14°03'13" (chord bearing S.65°37'25"W., 65.90 feet); thence S.72°39'01"W., a distance of 33.97 feet; thence Westerly, 9.73 feet along the arc of a tangent curve to the right having a radius of 24.33 feet and a central angle of 22°54'42" (chord bearing S.84°06'22"W., 9.67 feet) to a point on the aforesaid Easterly right-of-way line of San Fernando Blvd; thence along said Easterly right-of-way line of San Fernando Blvd, N.17°12'02"W., a distance of 6.04 feet to the **POINT OF BEGINNING**.

Containing 0.160 acres or 6,981 square feet, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the Easterly right-of-way line of San Fernando Blvd, having a grid bearing of S.17°12'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

The Description hereon is not valid without the accompanying sketch shown on Sheets 2-4



LEGEND

- BLVD — Boulevard
- NO. — Number
- SQFT — Square Feet

Description Sketch
Not a survey

Survey History			Surveyor's Certificate		Snug Harbor		MRIC SPATIAL 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		Public Access Easement 2			
3-2-23	Comments	AM	Pierson Monetti 2023.03.02 15:37:10 -05'00'		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL		Project Number: 210026 Sheet 1 of 4	
Pierson A Monetti, LS 7227			Pierson A Monetti, LS 7227		Pierson A Monetti, LS 7227		Pierson A Monetti, LS 7227	

Exhibit "B"



0 60' 120'

Scale: 1" = 120'

STATE ROAD 600 (GANDY BLVD)

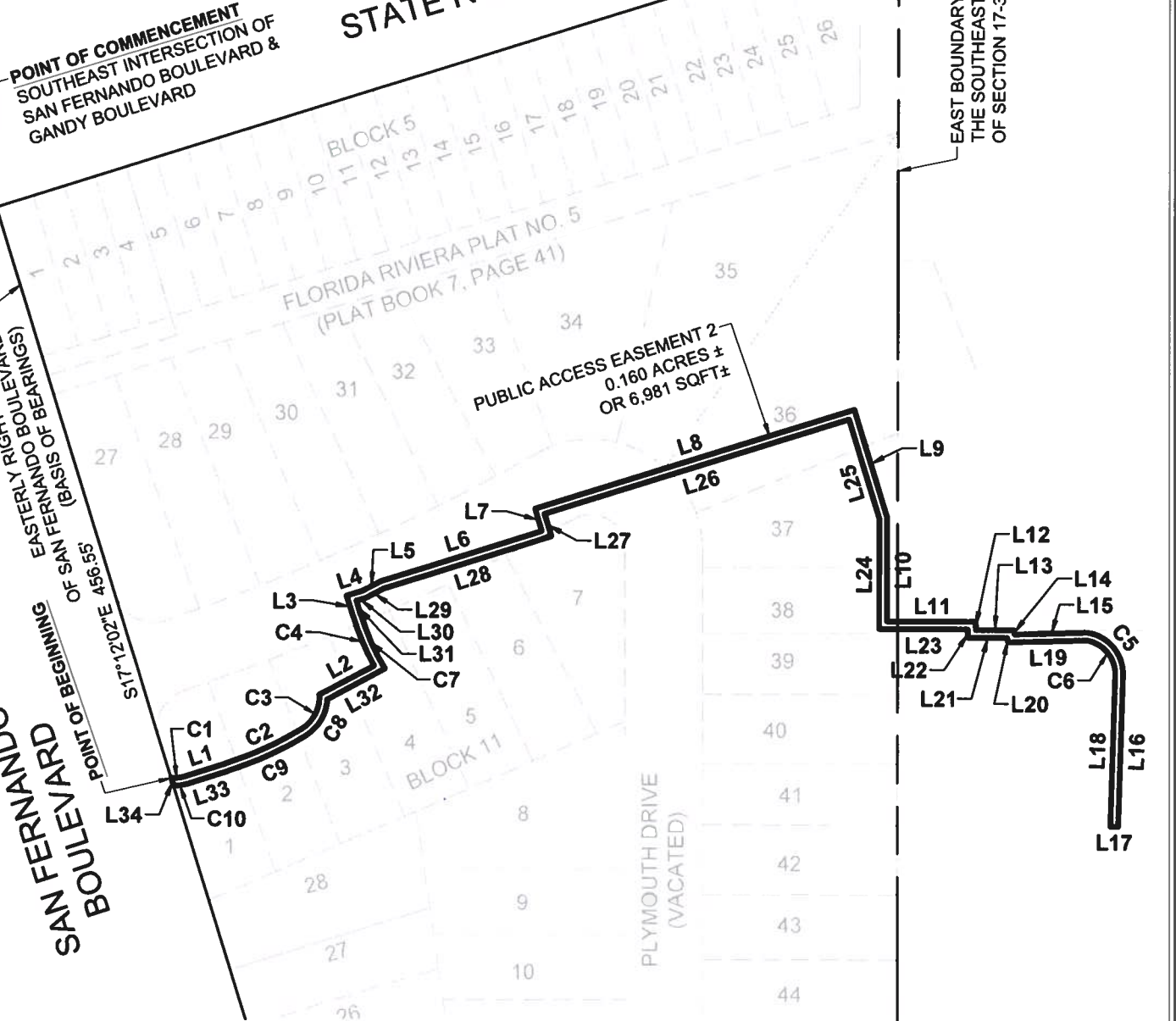
POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

EAST BOUNDARY OF
THE SOUTHEAST 1/4
OF SECTION 17-30-17

FLORIDA RIVIERA PLAT NO. 5
(PLAT BOOK 7, PAGE 41)

PUBLIC ACCESS EASEMENT 2
0.160 ACRES ±
OR 6,981 SQFT ±

POINT OF BEGINNING
 SAN FERNANDO BOULEVARD
 EASTERLY RIGHT-OF-WAY
 (SAS) 55°36'44"E
 171.21' ±



Not Valid without Sheets 1-4

Description Sketch
Not a survey


Survey History			Surveyor's Certificate		Snug Harbor		 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By	See Sheet 1 for Surveyor's Certificate		Public Access Easement 2		
3-2-23	Comments	AM			Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL		
					Project Number: 210026		
					Sheet 2 of 4		


Exhibit "B"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	8.55'	18.33'	026°42'33"	N86°00'18"E	8.47'
C2	64.59'	263.33'	014°03'13"	N65°37'25"E	64.43'
C3	31.04'	28.33'	062°45'55"	N27°12'52"E	29.51'
C4	40.57'	193.33'	012°01'22"	N23°15'14"W	40.49'
C5	46.64'	31.92'	083°42'07"	S40°00'58"E	42.60'
C6	37.39'	25.92'	082°37'52"	N39°28'51"W	34.23'
C7	45.45'	187.33'	013°54'08"	S24°11'37"E	45.34'
C8	33.58'	34.33'	056°02'41"	S30°34'29"W	32.26'
C9	66.06'	269.33'	014°03'13"	S65°37'25"W	65.90'
C10	9.73'	24.33'	022°54'42"	S84°06'22"W	9.67'

Not Valid without Sheets 1-4

Description Sketch
Not a survey

Survey History			Surveyor's Certificate	Snug Harbor Public Access Easement 2	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description Comments	By AM	See Sheet 1 for Surveyor's Certificate	Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL	
3-2-23					

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

S. Elise Batsel
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5057
Email: ebatsel@stearnsweaver.com

Narrative for Vacation Request

Property: The subject property is located adjacent to Gandy Blvd and San Fernando Blvd, and includes Parcels 17-30-17-28602-005-0050; 17-30-17-28602-005-0270; and 17-30-17-28602-005-0360 (the “**Property**”). The Property is part of a larger mixed used development called Snug Harbor (the “**Project**”).

Aerial Image of the Property



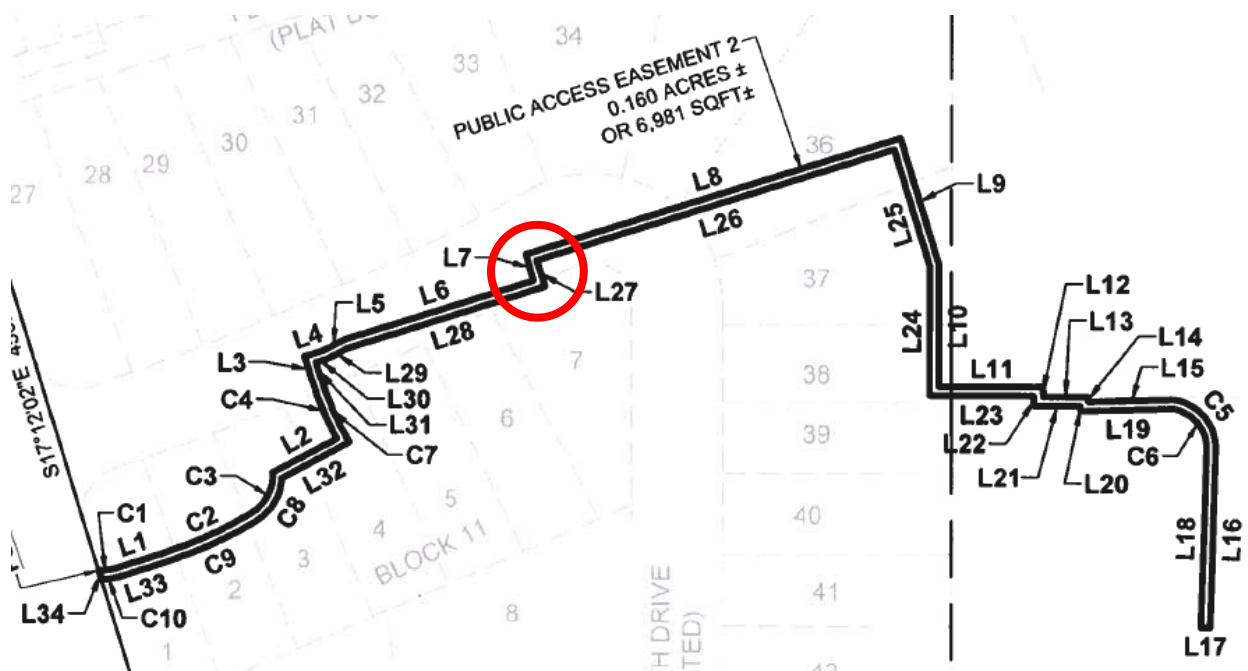
Background and Request: The Project was first conceived in 2009 and later updated in 2022 and 2023. The original approvals included a Comprehensive Plan Amendment, Rezoning and Development Agreement. In 2022 a Special Exception, Variance, and Site Plan were approved, along with an update to the Development Agreement (the “**2022 Approvals**”). Finally, in 2023 the Project density was increased pursuant to Sec. 403.892, Fla. Stat. (Florida’s Graywater Statute), which included amendments to the Special Exception, Site Plan, and Development Agreement (the “**2023 Amendments**”). The 2022 Approvals require the developer to construct and dedicate a

public access easement to include a kayak launch (the “**Access Easement**”). The 2023 Amendments do not disturb the Access Easement requirement.

Permitting has been underway since 2022. The permitting process is long and detailed due to the many local, state, and federal permits needed to update the seawall and grade the site. During the permitting process, the developer worked with the City of St. Petersburg (the “**City**”) to dedicate the Access Easement. The Access Easement was dedicated after City Council approval and recorded on October 25, 2023 as Inst# 2023274460 in the Public Records of Pinellas County, Florida (copy attached here as Exhibit “A”) (the “**Original Easement**”). The Original Easement includes two described areas. The first connects the sidewalk on Gandy Boulevard to the water/boardwalk. The second connects the sidewalk on San Fernando Boulevard to the water/boardwalk.

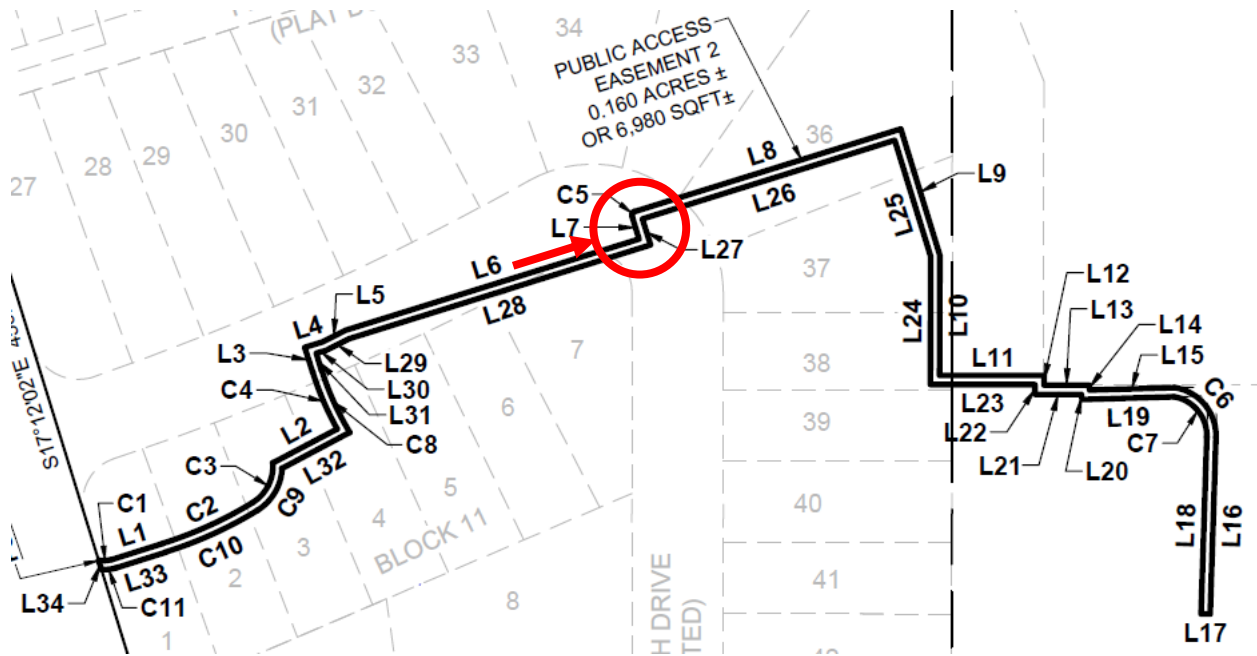
Unfortunately, during the permitting process the site plan changed negligibly so that the second easement area, the connection from San Fernando Boulevard, needs modification. The minor change is where the easement turns north from L6/L26 to L8/28 via L7/27, as shown below.

Original Easement



The applicant requests to change the location of the Access Easement to accommodate the minor site plan change, as shown below. While this change is minor, there is no mechanism to amend the dedicated Access Easement due to its public nature, thus the Original Easement must be vacated and replaced with the modified version. The access from Gandy Boulevard will not change.

Proposed Replacement



Justification: The applicant has already applied for a replacement easement, which will be the same as the Original Easement except for the legal description for the portion of the easement shown above (to include the access from Gandy Boulevard). Further, since the Project is still in the permitting phase, the requirement to have the easement in place is not yet in effect. Site construction has not commenced for the Access Easement, and permitting cannot be closed out until the new easement is complete, so there is no harm to the public in terminating and vacating the Original Easement.

In summary, an unfortunate site plan change requires updating the Access Easement. The applicant has already started the process to record the new easement, and since the permitting is not complete, and the Access Easement improvement construction has not begun, it is appropriate to terminate and vacate the Original Easement.

If you have any questions, please feel free to contact me.

Sincerely,

S. Elise Batsel

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Scot Bolyard, Deputy Zoning Official
FROM: Kyle Hurin, ECID Plans review Supervisor
DATE: October 22nd, 2024
SUBJECT: Vacation of two Public Access Easements
FILE: 24-33000011

LOCATION: 12000 Gandy Blvd N
10541 Plymouth Dr

PARCEL ID: 17-30-17-28602-005-0050
17-30-17-28602-005-0360
17-30-17-28602-005-0270

ATLAS: B-56 & C-56

ZONING: Corridor Commercial Suburban (CCS-1)

REQUEST: Approval of a vacation of two public access easements, generally located at 12000 Gandy Boulevard North.

RELATED

CASES: Building Permit (s): 22-09000620 (SITE)
23-12001783 (NSFA)
23-12001794 (NSFA)

Right of Way Permit(s): 22-1082-SW-NC
23-330-SW-NC

DRCs: 22-33000019 (Vacation)
22-51000010 (Special Exception)
23-12001786 – 22-12001793 (PPRV)

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

Disclaimer, Permit coordination. For consistency of permits and work associated with the project,

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

Special Conditions of Approval:

1. ECID and the applicant have discussed and agreed to vacate the existing easements as a modification is required to accommodate a minor shift in the building layout. The revised easement legal description and sketches have been submitted to ECID and are currently in the process of being recorded. The revised easements must be recorded and noted on the final plat.

KJH/akp

ec: WRD
Kayla Eger – Development Review Services

MEMORANDUM CITY OF ST. PETERSBURG

Water Resources Department

TO: Scott Bolyard, Zoning Official

FROM: Matthew Dunn, Designer I, Water Resources

DATE: October 1st, 2024

SUBJECT: 17-30-17-28602-005-0050, 17-30-17-28602-005-0360 &
17-30-17-28602-005-0270

PLAT: B-56 & C-56

CASE: 24-33000011

LOCATION: 12000 Gandy Boulevard North & 10541 Plymouth Drive

REMARKS: Water Resources has no objection to the above-referenced subject.

Please coordinate with WRDUtilityReview@stpete.org regarding the easement dedication instructions for the reclaimed main and potable water meters/services. Easement documentation and fees must be provided within 90 days of City Forces installation of water services per City Ordinance Sec. 27-215



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

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

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

DATE: October 16, 2024

SUBJECT: Approval of a vacation of two public access easements, generally located at 12000 Gandy Boulevard North.

CASE: 24-33000011

The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacation of public access easements, generally located at 12000 Gandy Boulevard North. The applicant stated in the vacation narrative that during the permitting process the site plan changed, which requires a modification to the previously approved public access easement from San Fernando Boulevard to the water/boardwalk. The modification to the easement alignment is relatively minor and unlikely to impact the purpose of the easement. Therefore, the Transportation Department does not object to the proposed vacation of the original easement.

Exhibit "A"

DESCRIPTION:

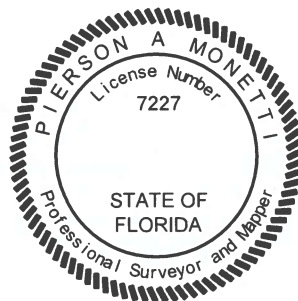
A portion of FLORIDA RIVIERA PLAT NO.5, according to the plat thereof, recorded in Plat Book 7, Page 41 of the Public Records of Pinellas County, Florida, being more particularly describes as follows:

COMMENCE at the Southeast intersection of San Fernando Blvd & Gandy Blvd, run thence along the Southerly right-of-way line of said Gandy Blvd, N.72°45'27" E., a distance of 531.74 feet to the **POINT OF BEGINNING**; thence N. 72°45'27" E., a distance of 6.00 feet; thence S.17°14'33" E., a distance of 134.99 feet; thence N. 71°31'15" E., a distance of 149.42 feet to a point on the East line of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida; thence along said East boundary, S.00°02'59" W., a distance of 8.44 feet; thence S.71°31'15" W., a distance of 152.91 feet; thence N. 17°14'33" W., a distance of 143.12 feet to the **POINT OF BEGINNING**.

Containing 0.047 acres, or 2,044 square feet, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the Southerly right-of-way line of Gandy Blvd, having a grid bearing of N. 72°45'27" E The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



The Description hereon is not valid without the accompanying sketch shown on Sheet 2

Description Sketch
Not a survey

Survey History			Surveyor's Certificate	Snug Harbor	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes  Pierson Monetti 2022.12.23 11:33:43 -05'00'	Public Access Easement 1 Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL	
			Pierson A Monetti, LS 7227		Project Number: 210026 Sheet 1 of 2

Exhibit "A"



0 50' 100'

Scale: 1" = 100'

STATE ROAD 600 (GANDY BLVD)

SOUTHERLY RIGHT-OF-WAY LINE
OF GANDY BOULEVARD
(BASIS OF BEARINGS)

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

N72°45'27"E 531.74'

BLOCK 5

PUBLIC ACCESS EASEMENT 1
0.047 ACRES ±
OR 2,044 SQFT ±

FLORIDA RIVIERA PLAT NO. 5
(PLAT BOOK 7, PAGE 41)

EAST LINE OF
SECTION 17-30S-17E

SAN FERNANDO BOULEVARD

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N72°45'27"E	6.00'
L2	S17°14'33"E	134.99'
L3	N71°31'15"E	149.42'
L4	S00°02'59"W	8.44'
L5	S71°31'15"W	152.91'
L6	N17°14'33"W	143.12'

Not Valid without Sheets 1-2

Description Sketch
Not a survey

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Snug Harbor
Public Access
Easement 1

Prepared for:
Kimley Horn
Section 17
Township 30 South
Range 17 East
Pinellas County, FL



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

Project Number: 210026 Sheet 2 of 2

Exhibit "B"

DESCRIPTION:

A 6 foot wide strip of land lying in Sections 16 and 17, Township 30 South, Range 17 East, Pinellas County, Florida, including a portion of BLOCKS 5 and 11, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, together with vacated rights-of-way, and being more particularly described as follows:

COMMENCE at the Southeast intersection of San Fernando Blvd & Gandy Blvd, run thence along the Easterly right-of-way line of said San Fernando Blvd, S.17°12'02"E., 456.55 feet to the **POINT OF BEGINNING**; thence Easterly, 8.55 feet along the arc of a non-tangent curve to the left having a radius of 18.33 feet and a central angle of 26°42'33" (chord bearing N.86°00'18"E., 8.47 feet); thence N.72°39'01"E., 35.19 feet; thence Northeasterly, 64.59 feet along the arc of a tangent curve to the left having a radius of 263.33 feet and a central angle of 14°03'13" (chord bearing N.65°37'25"E., 64.43 feet); thence Northeasterly, 31.04 feet along the arc of a compound curve to the left having a radius of 28.33 feet and a central angle of 62°45'55" (chord bearing N.27°12'52"E., 29.51 feet); thence N.62°04'06"E., 47.66 feet; thence Northwesterly, 40.57 feet along the arc of a non-tangent curve to the right having a radius of 193.33 feet and a central angle of 12°01'22" (chord bearing N.23°15'14"W., 40.49 feet); thence N.17°14'33"W., 17.12 feet; thence N.72°45'27"E., 12.17 feet; thence N.63°13'07"E., 16.81 feet; thence N.72°45'24"E., 201.75 feet; thence N.17°14'37"W., 15.67 feet; thence Northeasterly, 3.67 feet along the arc of a tangent curve to the right having a radius of 2.33 feet and a central angle of 90°00'00" (chord bearing N.27°45'23"E., 3.30 feet); thence N.72°45'23"E., 183.13 feet; thence S.17°12'47"E., 86.67 feet; thence S.00°09'45"W., 78.89 feet; thence S.89°58'06"E., 68.53 feet; thence S.00°00'33"W., 6.25 feet; thence S.89°59'27"E., 29.52 feet; thence S.09°25'34"E., 3.28 feet; thence N.88°24'05"E., 55.39 feet; thence Southeasterly, 46.64 feet along the arc of a non-tangent curve to the right having a radius of 31.92 feet and a central angle of 83°42'07" (chord bearing S.40°00'58"E., 42.60 feet); thence S.01°49'23"W., 115.71 feet; thence N.89°59'48"W., 6.00 feet; thence N.01°49'23"E., 115.91 feet; thence Northwesterly, 37.39 feet along the arc of a non-tangent curve to the left having a radius of 25.92 feet and a central angle of 82°37'52" (chord bearing N.39°28'51"W., 34.23 feet); thence S.88°24'05"W., 60.09 feet; thence N.09°25'34"W., 3.42 feet; thence N.89°59'27"W., 30.43 feet; thence N.00°00'33"E., 6.25 feet; thence N.89°58'06"W., 68.54 feet; thence N.00°09'45"E., 83.98 feet; thence N.17°12'47"W., 79.75 feet; thence S.72°45'22"W., 173.46 feet; thence S.17°14'37"E., 18.00 feet; thence S.72°45'24"W., 207.25 feet; thence S.63°13'07"W., 16.81 feet; thence S.72°45'27"W., 6.67 feet; thence S.17°14'33"E., 11.12 feet; thence Southeasterly, 45.45 feet along the arc of a tangent curve to the left having a radius of 187.33 feet and a central angle of 13°54'08" (chord bearing S.24°11'37"E., 45.34 feet); thence S.62°04'06"W., 50.25 feet; thence Southwesterly, 33.58 feet along the arc of a non-tangent curve to the right having a radius of 34.33 feet and a central angle of 56°02'41" (chord bearing S.30°34'29"W., 32.26 feet); thence Southwesterly, 66.06 feet along the arc of a compound curve to the right having a radius of 269.33 feet and a central angle of 14°03'13" (chord bearing S.65°37'25"W., 65.90 feet); thence S.72°39'01"W., 33.97 feet; thence Westerly, 9.73 feet along the arc of a tangent curve to the right having a radius of 24.33 feet and a central angle of 22°54'42" (chord bearing S.84°06'22"W., 9.67 feet) to a point on the aforesaid Easterly right-of-way line of San Fernando Blvd; thence along said Easterly right-of-way line of San Fernando Blvd, N.17°12'02"W., 6.04 feet to the **POINT OF BEGINNING**.

Containing 0.160 acres or 6,980 square feet, more or less.

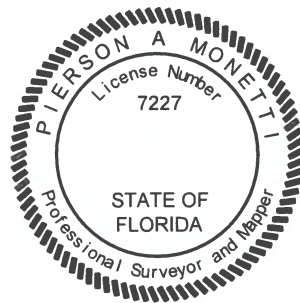
BASIS OF BEARINGS:

Bearings shown hereon are based on the Easterly right-of-way line of San Fernando Blvd, having a grid bearing of S.17°12'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

The Description hereon is not valid without the accompanying sketch shown on Sheets 2-4

LEGEND

BLVD — Boulevard
 NO. — Number
 SQFT — Square Feet



Description Sketch
 Not a survey

Survey History			Surveyor's Certificate		Snug Harbor		MRIC SPATIAL			
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		Public Access Easement 2		701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325			
3-2-23	Comments	AM	 Pierson Monetti 2024.08.27 10:00:14 -04'00'		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL		Project Number: 210026			
5-20-24	Easement Limits	AM							Sheet 1 of 4	
8-27-24	Line Data Table	AM								

Exhibit "B"

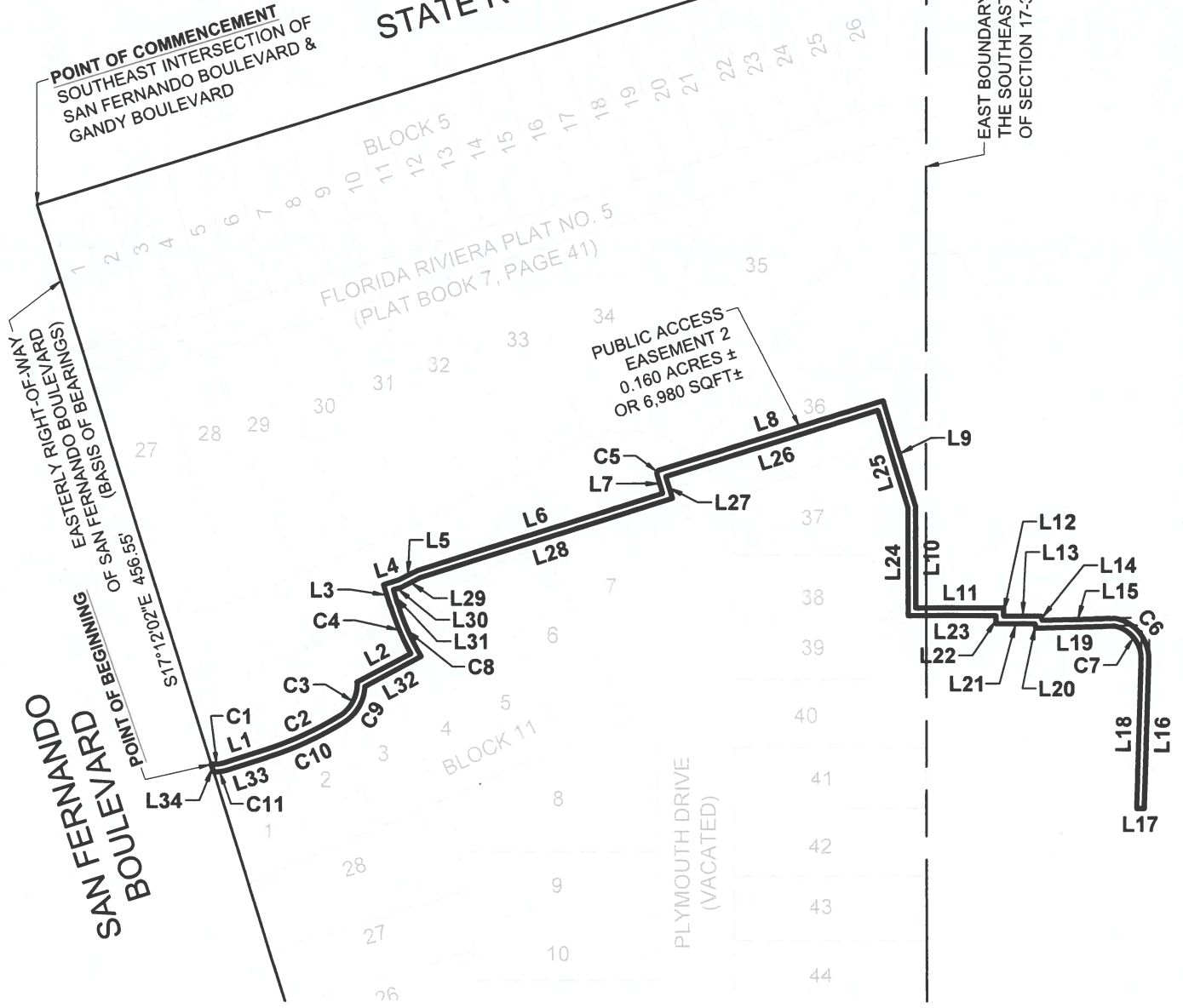


0 60' 120'
Scale: 1" = 120'

STATE ROAD 600 (GANDY BLVD)

POINT OF COMMENCEMENT
SOUTHEAST INTERSECTION OF
SAN FERNANDO BOULEVARD &
GANDY BOULEVARD

EAST BOUNDARY OF
THE SOUTHEAST 1/4
OF SECTION 17-30-17



Not Valid without Sheets 1-4

Description Sketch
Not a survey

Survey History		
Date	Description	By
3-2-23	Comments	AM
5-20-24	Easement Limits	AM
8-27-24	Line Data Table	AM

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Snug Harbor
Public Access Easement 2

Prepared for:
Kimley Horn
Section 17
Township 30 South
Range 17 East
Pinellas County, FL



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

Project Number: 210026 Sheet 2 of 4

Exhibit "B"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°39'01"E	35.19'
L2	N62°04'06"E	47.66'
L3	N17°14'33"W	17.12'
L4	N72°45'27"E	12.17'
L5	N63°13'07"E	16.81'
L6	N72°45'24"E	201.75'
L7	N17°14'37"W	15.67'
L8	N72°45'23"E	183.13'
L9	S17°12'47"E	86.67'
L10	S00°09'45"W	78.89'
L11	S89°58'06"E	68.53'
L12	S00°00'33"W	6.25'
L13	S89°59'27"E	29.52'
L14	S09°25'34"E	3.28'
L15	N88°24'05"E	55.39'
L16	S01°49'23"W	115.71'
L17	N89°59'48"W	6.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	N01°49'23"E	115.91'
L19	S88°24'05"W	60.09'
L20	N09°25'34"W	3.42'
L21	N89°59'27"W	30.43'
L22	N00°00'33"E	6.25'
L23	N89°58'06"W	68.54'
L24	N00°09'45"E	83.98'
L25	N17°12'47"W	79.75'
L26	S72°45'22"W	173.46'
L27	S17°14'37"E	18.00'
L28	S72°45'24"W	207.25'
L29	S63°13'07"W	16.81'
L30	S72°45'27"W	6.67'
L31	S17°14'33"E	11.12'
L32	S62°04'06"W	50.25'
L33	S72°39'01"W	33.97'
L34	N17°12'02"W	6.04'

Not Valid without Sheets 1-4

Description Sketch
Not a survey



Survey History			Surveyor's Certificate		Snug Harbor Public Access Easement 2		 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	See Sheet 1 for Surveyor's Certificate		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL			
3-2-23	Comments	AM						
5-20-24	Easement Limits	AM						
8-27-24	Line Data Table	AM						
							Project Number: 210026 Sheet 3 of 4	

Exhibit "B"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	8.55'	18.33'	026°42'33"	N86°00'18"E	8.47'
C2	64.59'	263.33'	014°03'13"	N65°37'25"E	64.43'
C3	31.04'	28.33'	062°45'55"	N27°12'52"E	29.51'
C4	40.57'	193.33'	012°01'22"	N23°15'14"W	40.49'
C5	3.67'	2.33'	090°00'00"	N27°45'23"E	3.30'
C6	46.64'	31.92'	083°42'07"	S40°00'58"E	42.60'
C7	37.39'	25.92'	082°37'52"	N39°28'51"W	34.23'
C8	45.45'	187.33'	013°54'08"	S24°11'37"E	45.34'
C9	33.58'	34.33'	056°02'41"	S30°34'29"W	32.26'
C10	66.06'	269.33'	014°03'13"	S65°37'25"W	65.90'
C11	9.73'	24.33'	022°54'42"	S84°06'22"W	9.67'

Not Valid without Sheets 1-4

Description Sketch
Not a survey

Survey History			Surveyor's Certificate		Snug Harbor Public Access Easement 2			
Date	Description	By	See Sheet 1 for Surveyor's Certificate		Prepared for: Kimley Horn Section 17 Township 30 South Range 17 East Pinellas County, FL		701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICspatial.com Licensed Business #8325	
3-2-23	Comments	AM						
5-20-24	Easement Limits	AM						
8-27-24	Line Data Table	AM						
Project Number: 210026							Sheet 4 of 4	

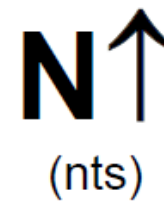
Vacation of Right-of-Way (Public Access Easement) 12000 Gandy Boulevard North Ordinance 1171-V

Scot Bolyard, AICP
Development Review Services
January 9, 2025





PROJECT LOCATION MAP
Case No.: 24-33000011
 Address: 12000 Gandy Boulevard North
 City of St. Petersburg, Florida
 Planning & Development Services Department





PLAZA COMERCIO
28584

28602

SAN FERNANDO BLVD N

106TH AVE NE

UTIL

UTIL

VAC

VAC

Ingress

5

7

26

23

25

24

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75

1

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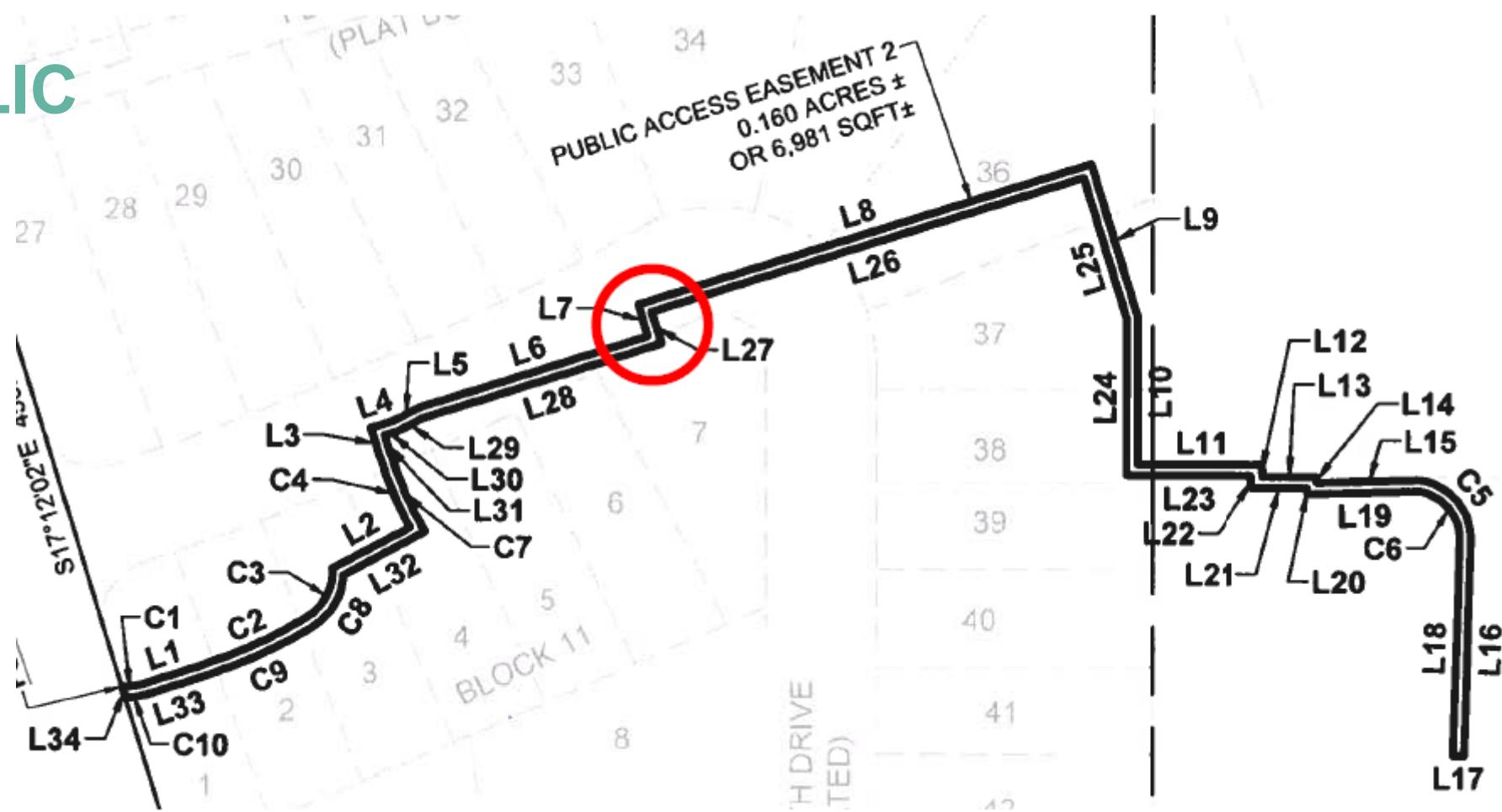
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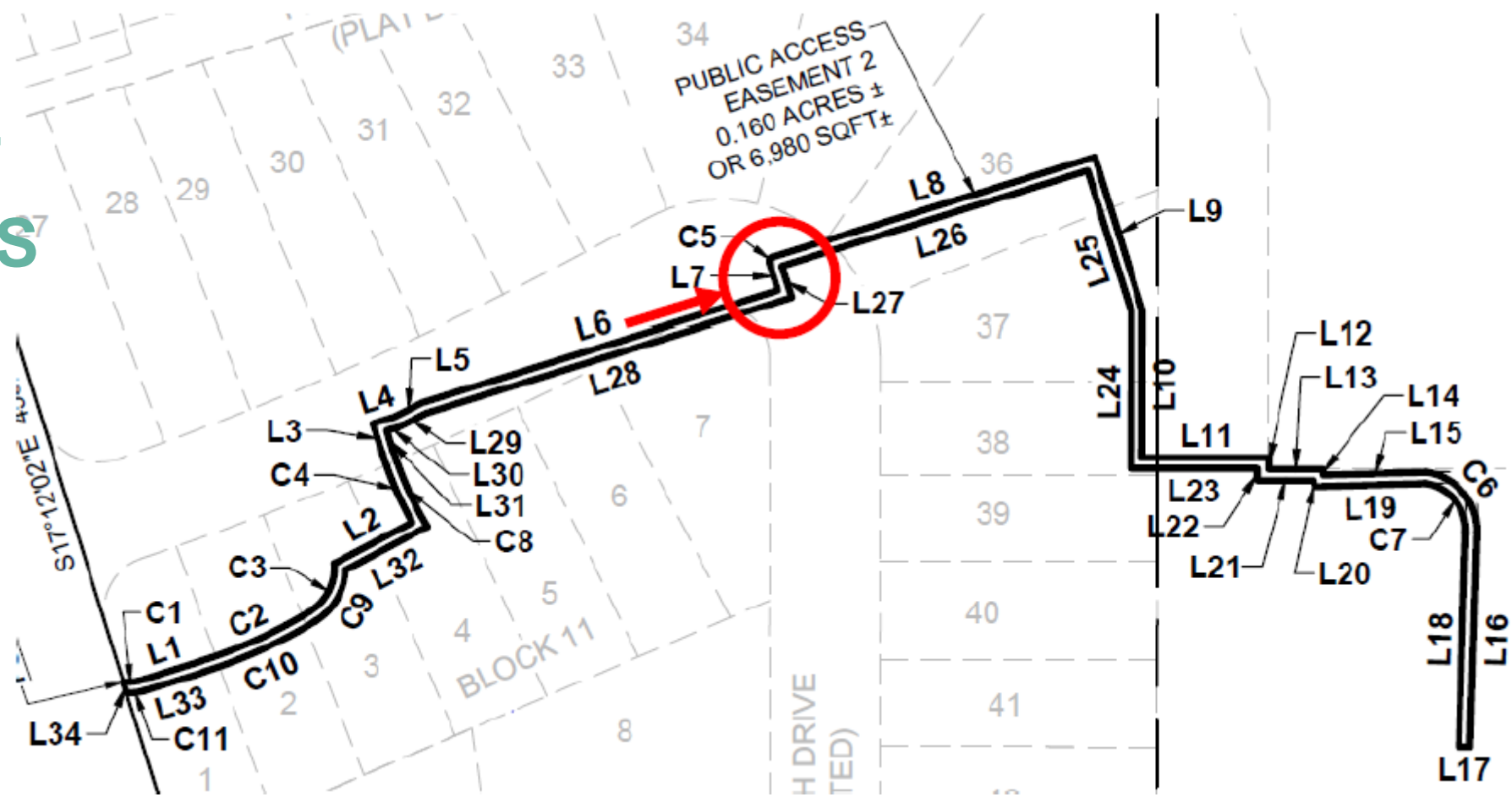


EXISTING PUBLIC ACCESS EASEMENT





PROPOSED REPLACEMENT PUBLIC ACCESS EASEMENT





COMMENTS

The application was routed to City Departments and Private Utility Providers, staff received comments from the following entities:

Transportation and Water Resources reviewed the request and have no objections.

Engineering reviewed the proposed vacation and has no objection with the condition that the sketches and descriptions of the easements to be dedicated are recorded and noted on the final plat.

Private Utility Providers. There were no letters of objection received from any of the Private Utility Providers.



CONDITIONS

- Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
- Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 22, 2024.



DRC RECOMMENDATION

- The Development Review Commission RECOMMENDED APPROVAL TO THE CITY COUNCIL by a vote of 7-0 at its hearing on December 3, 2024

THANK YOU



Planning & Development Services Department

Development Review Services Division

1 Fourth Street North, St. Petersburg, FL 33701

727-893-7471 / Fax: 727-892-5557 / www.stpete.org/LDR

The following page(s) contain the backup material for Agenda Item: Ordinance 135-HL of the City of St. Petersburg, Florida and designating the Coquina Rock entrance to the Bear Creek Golf and Country Club Section of Pasadena Estates, located at 535 64th Street South and 6354 Emerson Avenue South as a local historic landmark and adding the property to the St. Petersburg Register of historic places pursuant to Section 16.30.070 City Code, and providing an effective date. (City File 24-90300001). {Quasi-Judicial}

Please scroll down to view the backup material.



E-3



ST. PETERSBURG CITY COUNCIL
Meeting of January 9, 2025

TO: The Honorable Chair Copley Gerdes and Members of City Council

SUBJECT: Ordinance 136-HL of the City of St. Petersburg, Florida and designating the Coquina Rock entrance to the Bear Creek Golf and Country Club Section of Pasadena Estates, located at 535 64th Street South and 6354 Emerson Avenue South as a local historic landmark and adding the property to the St. Petersburg Register of historic places pursuant to Section 16.30.070 City Code, and providing an effective date. (City File 24-90300001). [QUASI-JUDICIAL]

REQUEST: The request is to designate the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates as a local historic landmark in the St. Petersburg Register of Historic Places.

BACKGROUND: An analysis of the request is provided in the attached CPPC Staff Report.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On December 10, 2024, the Community Planning and Preservation Commission held a public hearing and voted 6-0 to recommend approval of the request to designate the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates.

Recommended City Council Action:

1) CONDUCT the first reading of the attached proposed ordinance;
AND

2) SET the second reading and quasi-judicial public hearing for January 23, 2024.

Attachments: Ordinance, Staff Report to the CPPC with the Designation Application included, draft CPPC minutes.

ORDINANCE NO. 136-HL

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE COQUINA ROCK ENTRANCE TO THE BEAR CREEK GOLF AND COUNTRY CLUB SECTION OF PASADENA ESTATES, LOCATED AT 535 64TH STREET SOUTH AND 6354 EMERSON AVENUE SOUTH, AS A LOCAL HISTORIC LANDMARK AND ADDING THE PROPERTY TO THE ST. PETERSBURG REGISTER OF HISTORIC PLACES PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets the following criteria:

- (a) Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- (c) It is identified with a person who significantly contributed to the development of the city, state or nation.
- (d) It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
- (e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- (f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

SECTION 2. The City Council finds that the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

- (a) Location. The place where the historic property was constructed or the place where the historic event occurred;
- (b) Design. The combination of elements that create the form, plan, space, structure, and style of a property;
- (c) Setting. The physical environment of a historic property;
- (d) Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- (e) Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and
- (f) Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

SECTION 3. The Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates, located upon the following described property, is hereby designated as a local landmark, and shall be added to the St. Petersburg Register of Historic Places, a list of designated

landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Designation Boundary

The Coquina Rock Entrance and a contiguous two foot protection and maintenance buffer located upon a portion of the property located at KISTLER REPLAT LOT 1 and the adjacent Emerson Avenue South and 64th Street South rights-of-way for a total of 1,111 square feet; and the Coquina Rock Entrance and a contiguous two foot protection and maintenance buffer located upon a portion of the property located at SPENCER SUB LOT 1 and the adjacent Emerson Avenue South and 64th Street South rights-of-way for a total of 704 square feet, as shown in Exhibit A.

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

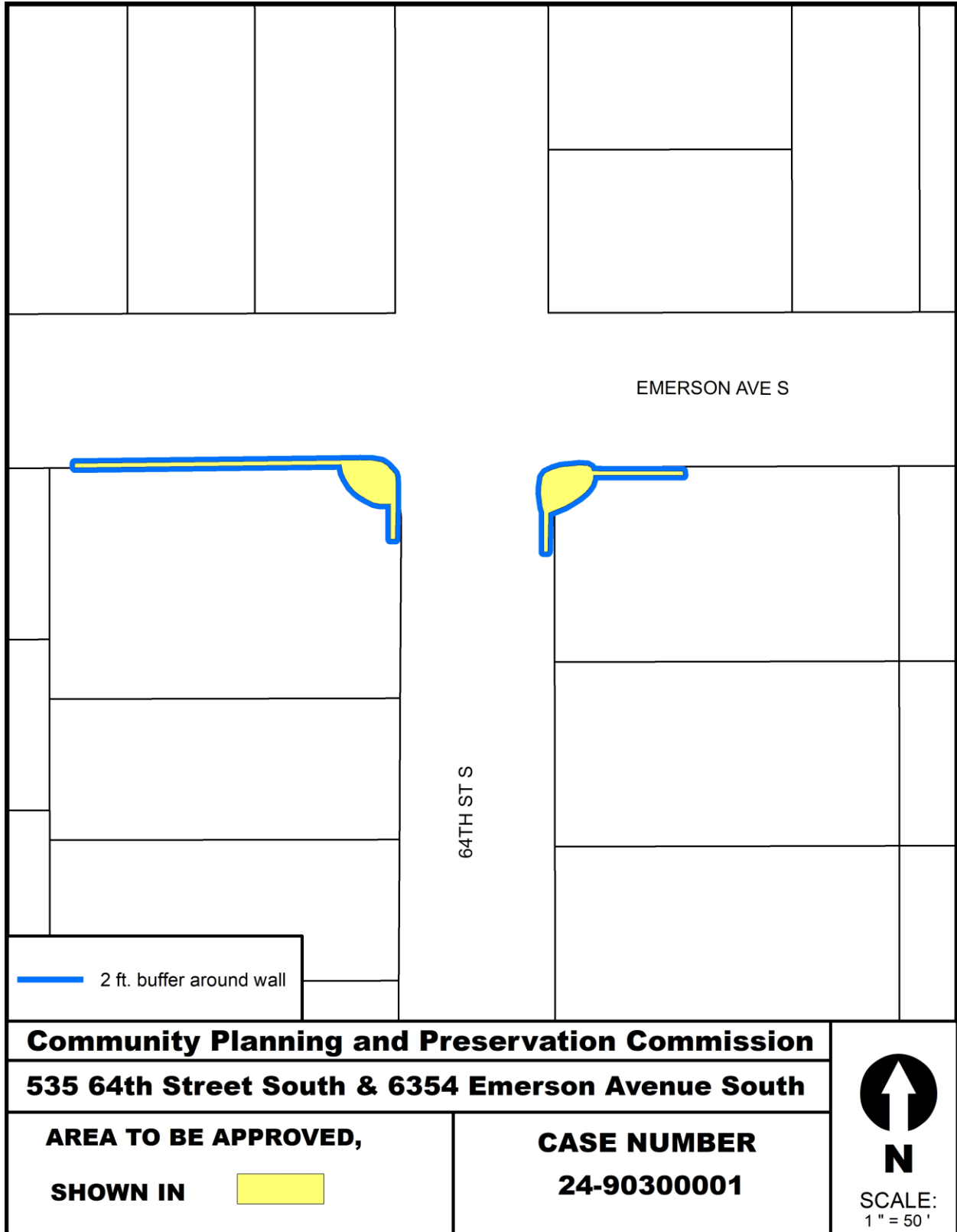
SECTION 5. This ordinance, having been heard at a duly noticed quasi-judicial public hearing, shall become effective immediately upon its adoption.

Approved as to Form and Substance:

<u>Michael J. Dema</u>	12/23/24
City Attorney (or Designee)	Date

<u>/s/ Elizabeth Abernethy</u>	12/17/24
Planning and Development Services Department	Date

Exhibit A



Community Planning and Preservation Commission

535 64th Street South & 6354 Emerson Avenue South

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

24-90300001



N

SCALE:
1" = 50'



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION
REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, December 10, 2024 beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at https://www.stpete.org/connect_with_us/stpete_tv.php.

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



Case Number:	24-90300001
Landmark Name:	Coquina Rock Entrance to the Bear Creek Golf and Country Club Section of Pasadena Estates
Street Address:	535 64th Street South 6354 Emerson Avenue South
Parcel ID Number:	20-31-16-46890-000-0010 0-31-16-84744-000-0010
Legal Description:	KISTLER REPLAT LOT 1 SPENCER SUB LOT 1

Owners: Eileen Carmona
Amy Louise Cole and Brian James Tracy
Request: Review of a City-initiated application for the designation of Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates to the St. Petersburg Register of Historic Places

Summary: Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates

Date of Construction: 1924
Period of Significance: 1924-1974
Architectural Style: Eclecticism
Developer: I.M. “Handsome Jack” Taylor
Criteria for Landmark Eligibility: A, C, D, E and F
Areas of Significance: Architecture, Association
Retention of Historic Integrity: Location, Design, Setting, Materials, Workmanship, and Feeling

OVERVIEW AND BACKGROUND

The two wall structures located at 535 64th St S and 6354 Emerson Ave S ("the subject properties") were constructed in 1924 by “Handsome Jack” Taylor.¹ The structures were constructed in an eclectic style, blending elements of Medieval Revival with fantastical elements. The walls were built as a grandiose entrance to Taylor’s new development, Pasadena Estates. While the development ultimately fell prey to the 1926 collapse of the Florida 1920s land boom, the walls remain as a physical reminder of the whimsy and fanciful imagination of Jack Taylor and as a prominent example of the creative landscape features constructed as part of the City Beautiful movement during the 1920s land boom of St. Petersburg.

The City Council approved a resolution to initiate the process of designating the walls as a local historic landmark in the St. Petersburg Register of Historic Properties on June 6, 2024. Staff has determined that the subject structure is eligible for listing in the St. Petersburg Register of Historic Places under criteria A, C, E, and F. The areas of significance are architecture and association.

¹ “Will Build \$8,000 Home; Permits Issued for First Ten Days Total \$74,350,” *St. Petersburg Times*, February 11, 1922, 15.

ARCHITECTURAL DESCRIPTION

The proposal includes the designation of two walled structures, almost identical mirrors of each other, located on each side of 64th St S at the intersection of Emerson Ave S. The walls are made of coquina blocks of irregular shapes fitted together in a polygonal masonry style. Staff finds that the walls reference Medieval wall architecture, but they include naturalistic details and organic design, along with whimsical elements. The walls extend along 64th St S and Emerson Ave S, with a longer portion of the wall oriented from east to west along Emerson Ave S, creating a more prominent appearance when driving south from Central Avenue. Instead of intersecting at a 90-degree angle, the walls curve inwards at the corner, creating a circular portion that faces the intersection of Emerson Ave and 94th St S. Today, the walls appear to be about 12 feet tall at their highest point, but the portion of the walls that were demolished were much taller, approximately 20 feet. The curved corners have irregular shaped stones placed in a circular orientation to create a planter/basin area at the corner of each intersection.

Each coquina block has been carved with multiple curves in a naturalistic way with no standardized form and with each block shaped differently. The coquina blocks appear to fit together like puzzle pieces. This creates a rustic like appearance, almost as if the blocks were formed by natural elements, rather than hand created. The artistic design forms an impression that the walls were built to look like medieval ruins. Each wall section has an archway with a coat of arms at the top. The coat of arms has the letter “P” for Pasadena.

Alterations

The wall was originally larger than it is now, as sections of the wall were removed over time due to neglect and deterioration. Two covered arches that extended over the sidewalk on 64th St S on each side of the street were demolished at some point. Even though portions have been demolished, the walls still retain their essential form and appearance. Originally, the walls were platted as part of the right-of-way and were not located within private property. In the 1950s, the properties around the walls were finally being developed as part of the post-World War II building boom, and the properties adjacent to the walls were replatted, incorporating the land the walls stand on into the properties of 535 64th St S and 6354 Emerson Ave S. Houses were constructed on both of those newly platted lots in 1955 and 1954 respectively. It does not appear that the construction of those homes physically impacted the coquina walls, but the incorporation of the walls into each house’s yard altered the setting from which the walls were originally imagined.



Figure 1: Photograph of the gates from Howard Knapp. Date unknown, but it is speculated to be sometime in the 1960s.

HISTORIC CONTEXT

Florida, including the area that would later become Pinellas County and St. Petersburg was originally settled by indigenous people. Spanish explorers landed on Florida's lower gulf coast in the early 1500s.² In 1848 the Pinellas Peninsula, including St. Petersburg was surveyed.³ The peninsula of Pinellas saw non-indigenous settlement by the mid-1800s, some settlers would leave during the Civil War, but a few remained even in the lower Pinellas Peninsula.⁴

St. Petersburg was established with the arrival of the railroad in 1888 but the town of St. Petersburg was not officially incorporated until February 1892.⁵ Initial growth was slow at this time and can mostly be attributed to the railroad's presence in the area. In 1900 with the population of 1,575, tourism and all that comes along with it including the sale of real estate was recognized as a main industry for the town.⁶ In 1903, St. Petersburg officially became a City.⁷ In 1905, Frank Allis Davis purchased 12,000 acres of land for his development, called Davista. He connected this area to St. Petersburg by a railcar line by 1913, but the area was not successful.

In 1922, Jack Taylor and Fred G. Aulsbrook, and Innes Henry bought approximately 2,100 acres of the Davista development, forming the Pasadena Estates Inc. They rebranded the area as Pasadena, creating subdivisions known as Pasadena-on-the-Gulf and Pasadena Estates. Taylor recruited the sales organization of George Merrick, famed for his Coral Gables development outside of Miami, and began an expansive marketing campaign about the Pasadena development.

Advertising the area as "unusual," "artistic," and a reference to "Old Spain" and the "Old World," Taylor worked to create an image of development that was a sight to be seen. The developers spent more than \$500,000 on the development of Pasadena, investing in infrastructure, plantings of palm trees, aquatic gardens, bridle paths, and the creation of ornamental plazas, Spanish bridges, and other features.^{8,9} As one advertisement stated, "This boulevard gives another illustration – most effective – of the splendid effects of massed beautification. Both sides of the boulevard are lined with Royal Palms that run in height from 30 to 40 feet and



Figure 2: Photograph from June 2, 1924, showing another ornamental entrance feature to Pasadena on Central Ave. Courtesy of Tampa-Hillsborough County Public Library.

² Raymond Arsenault, *St. Petersburg and the Florida Dream: 1888 – 1950* (Norfolk, VA: The Donning Company, 1988), 18.

³ Arsenault, *St. Petersburg and the Florida Dream*, 32.

⁴ Arsenault, *St. Petersburg and the Florida Dream*, 39.

⁵ Arsenault, *St. Petersburg and the Florida Dream*, 57 & 63-64.

⁶ Grismer, *The Story of St. Petersburg*, 103-104.

⁷ Grismer, *The Story of St. Petersburg*, 107-108.

⁸ *St. Petersburg Times*, Pasadena-on-the-Gulf Advertisement, March 19, 1924.

⁹ *St. Petersburg Times*, Pasadena-on-the-Gulf Advertisement, June 21, 1925.

were brought in barges from Fort Myers at great cost.”¹⁰ Taylor saw to it that everything in Pasadena was done to the highest quality.¹¹

Taylor’s sights expanded, when he paired with Walter Hagen, a famous golfer at the time, to sell a new section of Pasadena, called Bear Creek Golf and Country Club. Newspaper ads declared it, “A wonderful area developing into a fairy-land.”¹² In 1924, advertisements first mentioned the new “picturesque” coquina rock wall entrance to the subdivision. “It is undoubtedly constructed of beautiful material – coquina rock, which we imported...In many parts of the world, most picturesque cascades are formed of similar rock.”¹³ Coquina is a local building material to Florida, made of cemented rock composed of a mixture of quartz sand and mollusk shells. It was the most important local building material for Spanish explorers in St. Augustine.¹⁴



Figure 3: Photograph of the gates from Howard Knapp. Date unknown, but it is speculated to be sometime in the 1960s.

These large investments in entrance gates were not uncommon for many of these developments in St. Petersburg and throughout Florida. When the Sunshine City's early developers were creating our neighborhoods from citrus groves and empty land, subdivision features were often among the first structures they built. Signs and markers boasting neighborhoods' names were used in advertising and commonly exhibit the architectural style and feeling that developers wanted their new communities to embody.

In addition to the coquina rock wall entrance feature, which could be seen from Central Avenue, Taylor constructed 50 houses throughout the development and an elaborate hotel in addition to the golf course and country club. Constructed in the Mediterranean Revival style, the Hotel Rolyat (Taylor spelled backwards)

¹⁰ *St. Petersburg Times*, Pasadena-on-the-Gulf Advertisement, November 30, 1924.

¹¹ Arsenault, *St. Petersburg and the Florida Dream*, 203.

¹² *St. Petersburg Times*, Pasadena-on-the-Gulf Advertisement, February 23, 1924.

¹³ *St. Petersburg Times*, Pasadena-on-the-Gulf advertisement, July 24, 1924.

¹⁴ Scott, Thomas M., “The Coquina Resources of Florida’s East Coast,” January 24, 2000.

opened in 1926, and its grandeur rivaled the Vinoy Hotel. Years later in 1932, the hotel was converted into the new home for the Florida Military Academy.

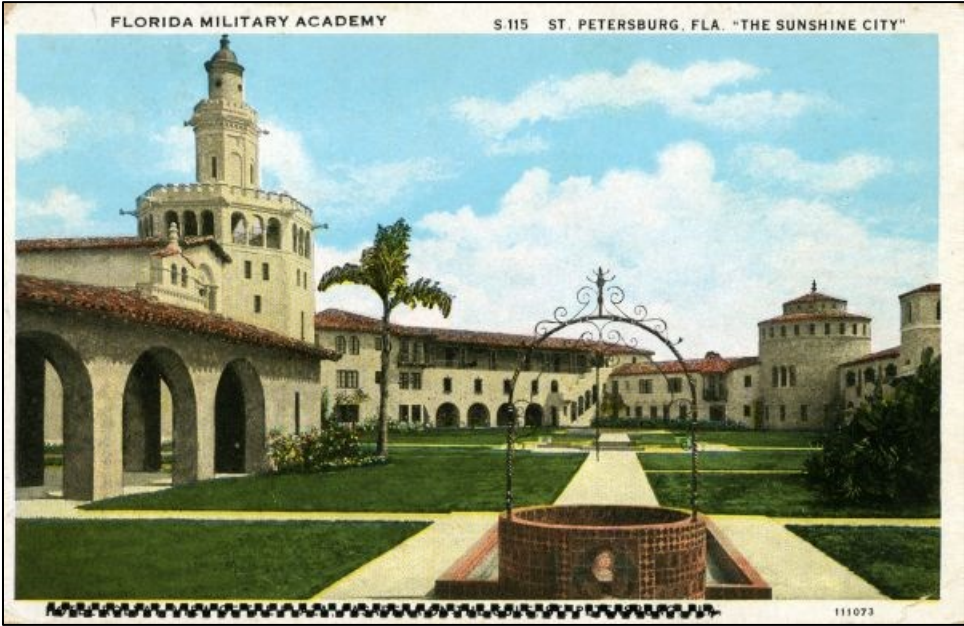


Figure 4: Postcard of the Florida Military Academy, originally built as the Rolyat Hotel. Today, it is the Stetson University College of Law. Postcard from Florida Memory.

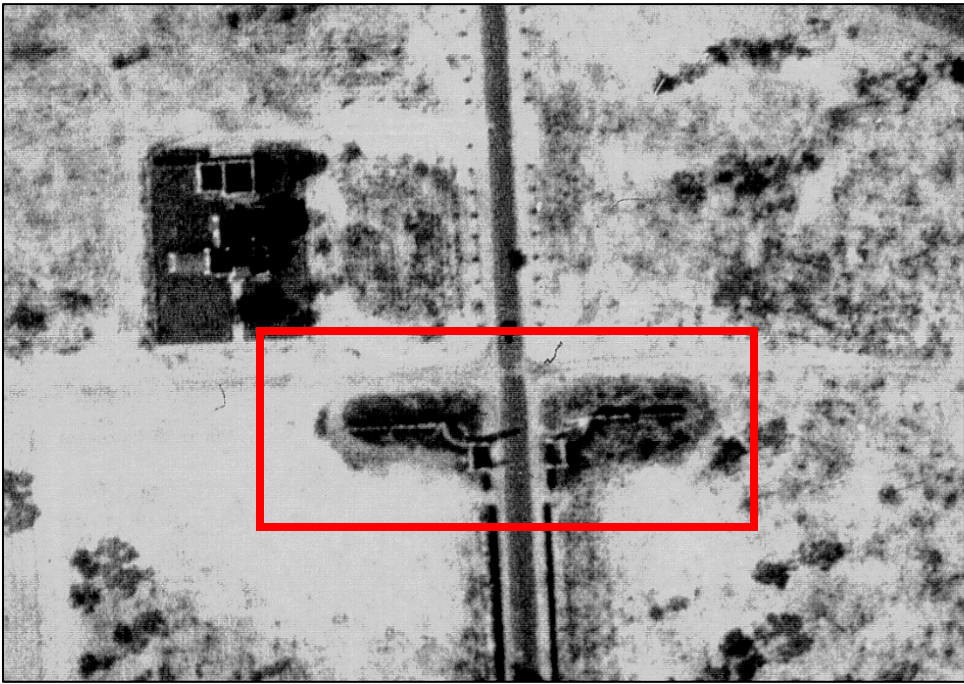


Figure 5: Aerial photograph from 1926, showing the rock wall feature (outlined in red).

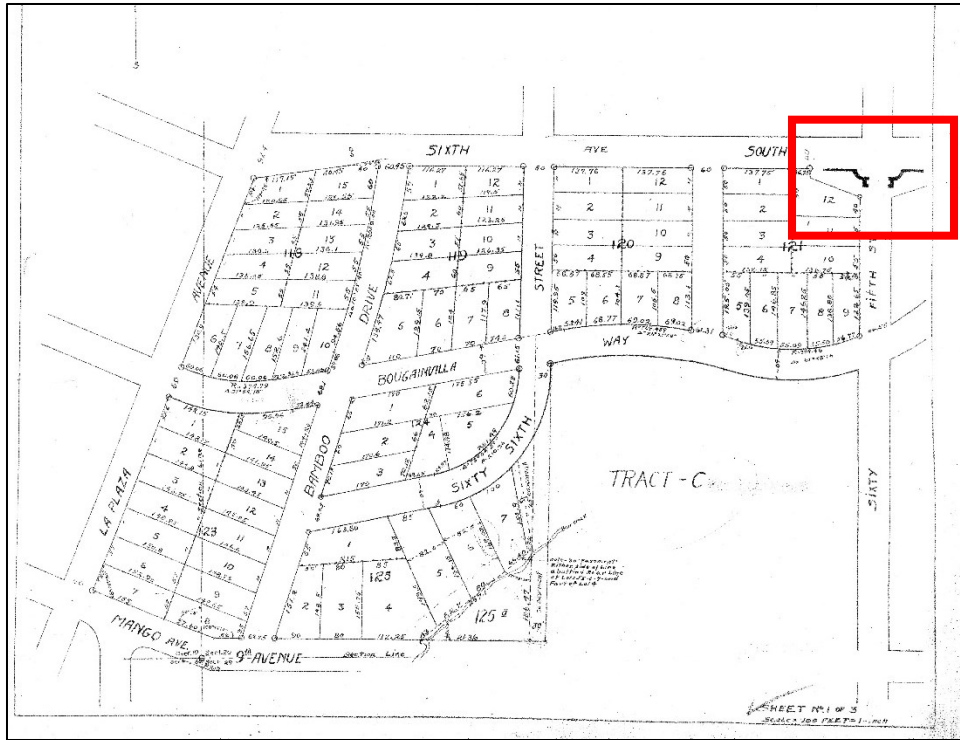


Figure 6: The 1926 plat for the Bear Creek subdivision of Pasadena Estates, showing the entrance gates on 64th Street South (at the time the street was 65th Street South).

1926 marked the inevitable end of the Florida land boom, and there were no buyers left to purchase the inflated real estate prices. As Walter Fuller, who lost a multimillion-dollar fortune stated, “The supply of suckers ha[d] run out.”¹⁵ Land prices plummeted, setting off a chain reaction of panic selling and foreclosures. Many high rollers, such as Jack Taylor, skipped town. The promise of the grand development of Pasadena was never reached, leaving its iconic structures behind, such as the Bear Creek entrance walls, sitting isolated amongst the undeveloped land.¹⁶

“Handsome Jack” Taylor

I.M. “Jack” Taylor became a prominent and flamboyant figure of St. Petersburg’s land boom development in the 1920s. Taylor first arrived in St. Petersburg in October 1921, just after the Tampa Bay hurricane of 1921. He claimed to have been born in New Hampshire in 1876 and “cultivated an air of WASP-ish exclusivity,” but was apparently the son of immigrants from Eastern Europe who did not have the surname of Taylor.¹⁷ Taylor had been a successful investor in Boston and New York. When Taylor arrived in St. Petersburg, he often had his wife Evelyn, an heiress of the Du Pont family, at his side, as her family name and connections brought instant financial credibility.¹⁸

¹⁵ Arsenault, *St. Petersburg and the Florida Dream*, 252.

¹⁶ *Ibid.*

¹⁷ Fuller, *St. Petersburg and Its People*, 173.

¹⁸ Arsenault *St. Petersburg and the Florida Dream*, 202-203.

When Taylor came to St. Petersburg, he immediately began buying up large swaths of land with his partners. Taylor was a master showman, who spared no expense in his effort to create an image of high-class luxury. In public, Taylor never showed any concern about money, with everything done with flair, but in reality, his financial backings were shaky. When the bust hit, Taylor was one of the first to go under, and he left town soon after. No one knows where Jack Taylor ended up, but in his heyday, he was an embodiment of the roaring 1920s in St. Petersburg as romantic, larger-than-life character. Also, Taylor had a significant impact on shifting St. Petersburg's image from health center for the invalids to a youthful image of energetic vacationers and sportsmen.¹⁹

STAFF FINDINGS

In St. Petersburg, eligibility for designation as a local historic landmark is determined based on evaluations of age, context, and integrity as found in Section 16.30.070.2.5(D) of the City Code. Under the age test, a property must have been constructed over 50 years prior to designation. Historic documentation demonstrates that the subject properties was initially constructed approximately 100 years ago, surpassing the required 50-year threshold. Further, staff suggests that the walls satisfy five (5) Criteria for Significance and six (6) Criteria of Integrity. Staff, therefore, recommends **approval** of the application to designate the subject property to the St. Petersburg Register of Historic Places.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the evaluation to determine eligibility for the St. Petersburg Register of Historic Places examines a resource's historic significance with relation to nine criteria. One or more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service's criteria for listing in the National Register of Historic Places and are designed to assess resources' importance in a given historic context with objectivity and comprehensiveness.

In the case of the subject properties, staff has determined that the proposed listing satisfies two St. Petersburg Register criteria as follows.

<i>Is at least one of the following criteria for eligibility met?</i>		
Yes	A	Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
No	B	Its location is the site of a significant local, state, or national event.
Yes	C	It is identified with a person who significantly contributed to the development of the city, state or nation.
Yes	D	It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
Yes	E	Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
Yes	F	It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

¹⁹ Arsenault St. Petersburg and the Florida Dream, 202-203.

No	G	Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
No	H	Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
No	I	It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.

Architecture

The walls were constructed in an eclectic style, blending references to medieval walls with artistic and fantastical elements. The gates are an example of the type of whimsical architecture that was constructed to delight wintering residents and tourists. As an appeal to tourists and wintering residents, Florida was commonly advertised as an exotic location, a tropical paradise, and place to regain health. The 1920s in St. Petersburg were no different in this regard. Developers, such as Jack Taylor, would often utilize Mediterranean Revival style architecture, which became popular in Florida during the 1920s as a symbol of the “American Riviera,” and was associated with wealthy vacationers. This architectural style would primarily rely on Spanish and Italian influences, but also referenced architecture from France and Northern Africa.

These walls don’t follow the traditional forms and elements of Mediterranean Revival, which is characterized by stucco exteriors, clay barrel tile roofs, and had a sense of formalism. These gates utilized natural and organic shapes, creating an otherworldly and unique experience. The design of the walls does not appear to be based on traditional architecture found in Europe but appears to be a fantastical interpretation of a Medieval wall. The rusticated block and coat of arms details show the Medieval influence, but the forms of the walls are not traditional or found elsewhere.

Association

As discussed in the application above, the walls were constructed for a subdivision extension by Jack Taylor, a pioneering builder and developer in St. Petersburg in the 1920s. His most noteworthy work, the Rolyat, is still extant as the Stetson University College of Law.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landmark, staff finds that the subject properties retain integrity in six of seven given criteria, surpassing the requirement of one or more.

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	No
*Must be present in addition to at least one other factor.						

The structure has undergone a few alterations in its lifetime as mentioned earlier in the alterations section. These alterations appear to have happened more than 50 years ago, and the walls still retain much of their appearance as they did when they were constructed.

The walls are in the same location as when they were constructed. The setting of the walls has changed over time, as the walls were constructed prior to the development of the land around them, which was infilled with development following the post-World War II boom.



Figure 7: Photograph from Howard Knapp that shows the tall arched portion that was later removed. Date uncertain, but most likely from the 1960s.

Primary Character-Defining Historic Features

Future exterior alterations to the property will be subject to Certificate of Appropriateness review. The following list does not define all significant features of the subject property but is intended to identify the most distinct elements of this designation:

- Two almost mirror identical walls constructed on the southeast and southwest sides of 64th St S,
- Circular placement of rustic stones at the northwest and northeast corners of the walls,
- Use of coquina stone applied in a rounded, polygonal style,
- Organic and rustically shaped wall caps,
- Unpainted masonry with light colored mortar,
- Coquina stone carved into rounded, organic forms in a naturalistic manner,
- Natural and organic forms, particularly the decorative wall caps,
- Coat of arms with the letter “P” embedded above the remaining arches.



Figure 8: Archway, now with an entrance gate to the property at 535 64th St S.



Figure 9: Circular corner feature, possibly used as a planter.



Figure 10: Polygonal masonry formation, where each coquina rock was cut into organic, natural shapes and fit together.



Figure 11: Coat of arms above each archway with the letter "P" for Pasadena.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

This application for designation was not initiated or submitted by the owner(s) of the property. Prior to the initiation of the application in June 2024, Eileen Carmona, property owner at 535 64th St S, met with Staff to inquire about the installation of a marker and possibility regarding local landmark designation. On May 17, 2024, Carmona and Jeff Williams, President, Pasadena Bear Creek Neighborhood Association, submitted a letter of support for designation. More recently, Staff had an in-person, on-site conversation with the other impacted property owner at 6354 Emerson Ave S. This property owner was initially concerned whether it would impact changes to her house, but now supports the request as it is limited only to the footprint of the extant wall and will not regulate or prohibit future alterations or additions to her house. However, Staff has not received a written correspondence from this owner with an expressed position.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and for specific types of properties a federal tax credit for qualified rehabilitation projects. The designation of historic landmarks protects and enhances the St. Petersburg's historic character, fulfills the City's goals as a Certified Local Government in Historic Preservation, and reinforces a strong sense of place.

CONSISTENCY WITH ST. PETERSBURG'S COMPREHENSIVE PLAN, EXISTING LAND USE PLAN, AND FUTURE LAND USE PLAN

The proposed local historic landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the Future Land Use Map (FLUM) or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City. The proposed landmark designation is consistent with the following objectives:

Objective LU10: The historic resources locally designated by the St. Petersburg City Council and Community Planning and Preservation Commission (CPPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1: Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3: The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6: Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria, the Historic and Archaeological Preservation Overlay section of the Land Development Regulations and Comprehensive Plan policies.

RECOMMENDATION

Based on a determination of general consistency with Section 16.30.070.2.5(D) and the submitted designation application, staff recommends **APPROVAL** of the request to designate the Coquina Rock Entrance to the Bear Creek Golf and Country Club Section of Pasadena Estates located at 535 64th St S and 6453 Emerson Avenue S, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

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Report Prepared By:



12/4/2024

Kelly Perkins, Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Report Approved By:



12/05/24

Derek S. Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Appendix A
City Council Resolution to Initiate Local Historic
Designation

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ST. PETERSBURG, FLORIDA,
INITIATING A LOCAL LANDMARK
DESIGNATION APPLICATION FOR THE
COQUINA ROCK ENTRANCE TO THE
HISTORIC BEAR CREEK GOLF AND
COUNTRY CLUB SECTION OF PASADENA
ESTATES; AND PROVIDING AN EFFECTIVE
DATE.

WHEREAS, on June 6, 2024, the City Council of the City of St. Petersburg (“City”) considered a New Business Item concerning the initiation of a local landmark designation process for the Coquina Rock Entrance to the historic Bear Creek Golf and Country Club Section of Pasadena Estates. The Coquina Rock Entrance is bifurcated by 64th Street South at Emerson Avenue South; and

WHEREAS, the western portion is located on private property at 535 64th Street South (Parcel ID No. 20-31-16-46890-000-0010). The registered owner, Eileen Carmona, first met with the City’s Urban Planning and Historic Preservation Division on January 25, 2024, to inquire about the procedures for local landmark designation and installing an interpretive marker. Carmona is included in official correspondence regarding this request and supports City Council consideration; and

WHEREAS, the eastern portion is located on private property at 6354 Emerson Avenue South (Parcel ID No. 20-31-16-84744-000-0010); and

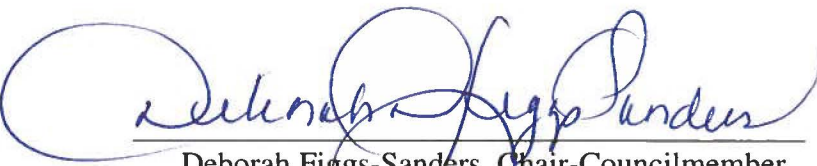
WHEREAS, the Pasadena Bear Creek Neighborhood Association initiated contact with City Council Vice-Chair Copley Gerdes, District 1, on April 1, 2024, who subsequently submitted this New Business Item and corresponding Resolution to city-initiate a local landmark designation application; and


WHEREAS, Section 16.30.070.2.5 of the City Code authorizes the initiation and filing of a local landmark designation application by the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City that, pursuant to Section 16.30.070.2.5, the City Council hereby initiates the local landmark designation process for the *Coquina Rock Entrance to the historic Bear Creek Golf and Country Club Section of Pasadena Estates* and requests that City staff prepare and process a local landmark application for listing in the St. Petersburg Register of Historic Places.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 6th day of June 2024.


Deborah Figgs-Sanders, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
Chan Srinivasa, City Clerk



May 17, 2024
St. Petersburg City Council
175 5th Street North
St. Petersburg, Florida 33701

Honorable Members of the City Council,

It would be an honor to have the rock gate features, also known as the "Bear Creek Gateway," designated as a local landmark. The Pasadena Bear Creek Neighborhood has been blessed with a fantastic piece of history that we knew very little about until recently.

We discovered that the larger-than-life rock formations were built as an entryway to Pasadena Yacht and Country Club in the 1920s by developer Jack Taylor, who set out to develop "Pasadena on the Gulf." These rock walls still hold the "P" emblem nearly 100 years later.

In addition to the Country Club, Jack Taylor developed the Rolyat (Taylor spelled backward) Hotel, and in order to get to the hotel, visitors needed to pass by these gates. The hotel is still standing; however, it is better known today as Stetson University's College of Law.

Memorializing and preserving this historic feature in St. Petersburg's west side would be very special to the city and our neighborhood. Our Neighborhood President, Jeff Williams, said it best: "This would help take the mystery out of the history."

Respectfully,

Eileen Carmona
535 64th Street South
St. Petersburg FL 33707

Jeff Williams
President, Pasadena Bear Creek Neighborhood Association

Appendix B

Photographs















STOP

64 St S

Emerson Av S



Emerson Av S

STOP

KEEP OUT









KEEP
OUT





NO
OUTLET

BICYCLE















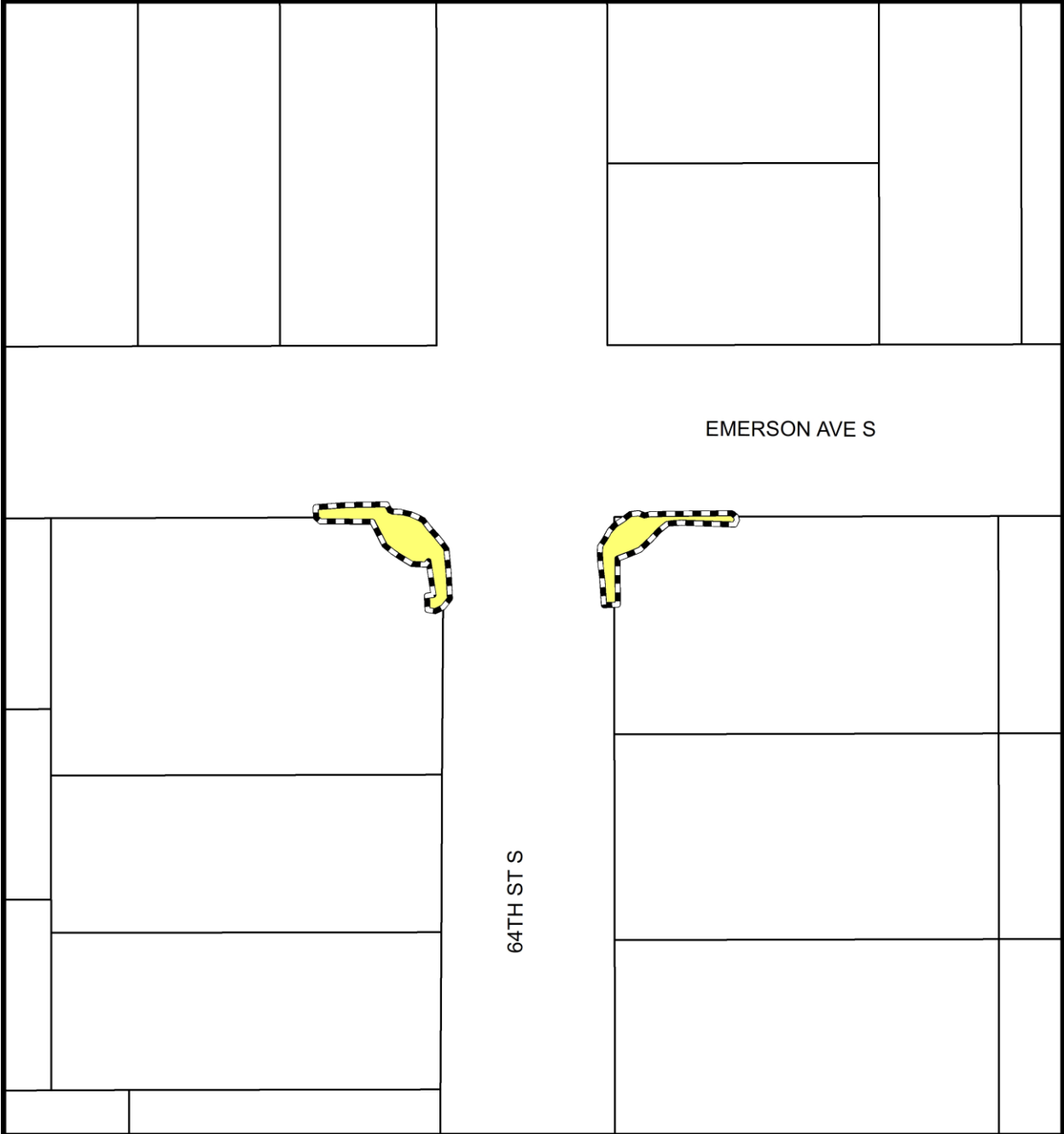








Appendix C
Maps of Subject Property



Community Planning and Preservation Commission

535 64th Street South & 6354 Emerson Avenue South

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

24-90300001



SCALE:
1" = 50'



Community Planning and Preservation Commission

535 64th Street South & 6354 Emerson Avenue South

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

24-9030001



SCALE:
1" = 50'

ORDINANCE NO. 136-HL

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE COQUINA ROCK ENTRANCE TO THE BEAR CREEK GOLF AND COUNTRY CLUB SECTION OF PASADENA ESTATES, LOCATED AT 535 64TH STREET SOUTH AND 6354 EMERSON AVENUE SOUTH, AS A LOCAL HISTORIC LANDMARK AND ADDING THE PROPERTY TO THE ST. PETERSBURG REGISTER OF HISTORIC PLACES PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets the following criteria:

- (a) Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- (c) It is identified with a person who significantly contributed to the development of the city, state or nation.
- (d) It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
- (e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- (f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

SECTION 2. The City Council finds that the Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

- (a) Location. The place where the historic property was constructed or the place where the historic event occurred;
- (b) Design. The combination of elements that create the form, plan, space, structure, and style of a property;
- (c) Setting. The physical environment of a historic property;
- (d) Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- (e) Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and
- (f) Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

SECTION 3. The Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates, located upon the following described property, is hereby designated as a local landmark, and shall be added to the St. Petersburg Register of Historic Places, a list of designated

landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Designation Boundary

The Coquina Rock Entrance and a contiguous two foot protection and maintenance buffer located upon a portion of the property located at KISTLER REPLAT LOT 1 and the adjacent Emerson Avenue South and 64th Street South rights-of-way for a total of 1,111 square feet; and the Coquina Rock Entrance and a contiguous two foot protection and maintenance buffer located upon a portion of the property located at SPENCER SUB LOT 1 and the adjacent Emerson Avenue South and 64th Street South rights-of-way for a total of 704 square feet, as shown in Exhibit A.

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

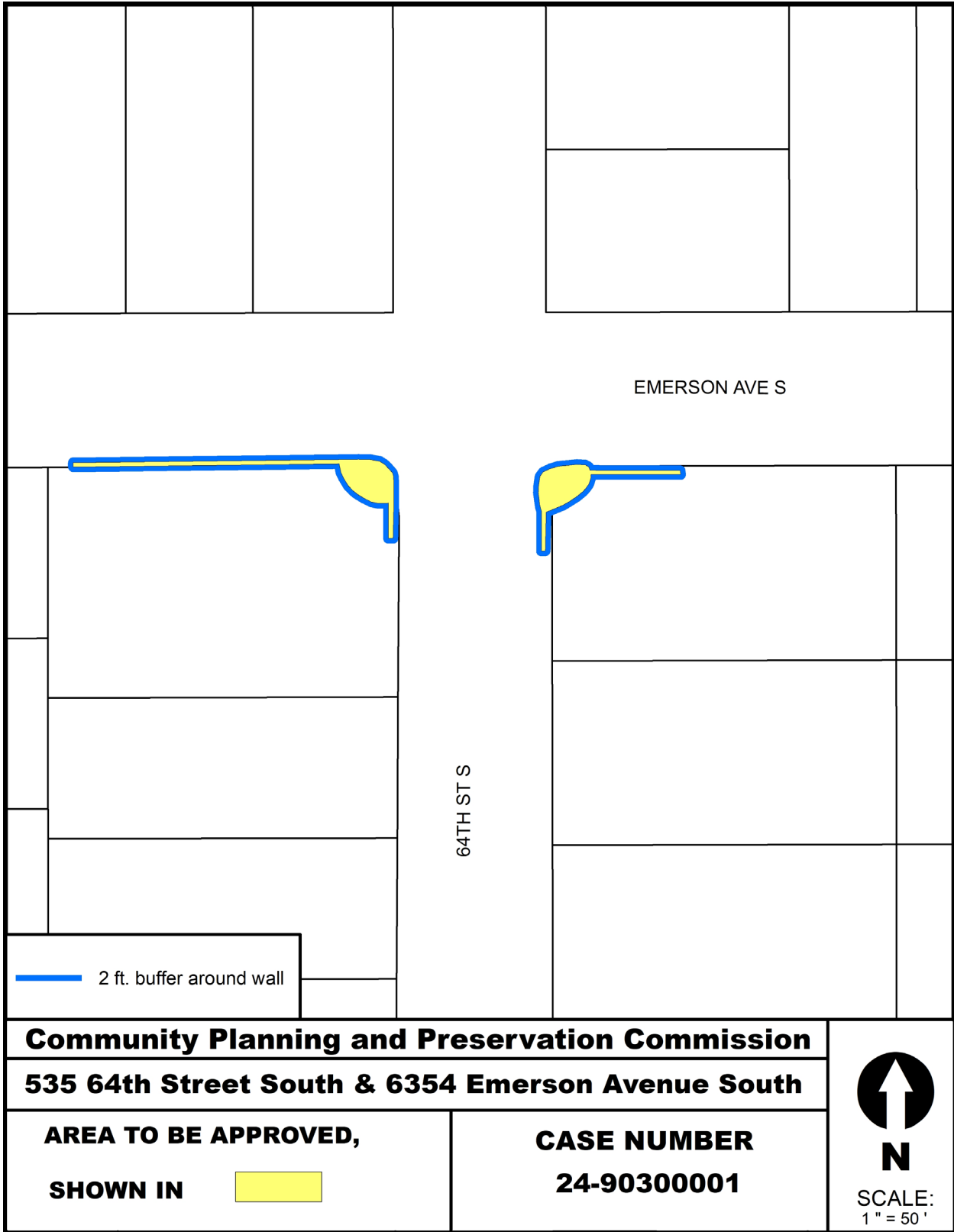
SECTION 5. This ordinance, having been heard at a duly noticed quasi-judicial public hearing, shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (or Designee) Date

Planning and Development Services Department Date

Exhibit A



Community Planning and Preservation Commission

535 64th Street South & 6354 Emerson Avenue South

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

24-90300001



N

SCALE:
1" = 50'



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

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

December 10, 2024
Tuesday
2:00 P.M.

MEETING MINUTES

- Present:** Lisa Wannemacher, Chair
Robert “Bob” Jeffrey, Vice-Chair
Ashley Marbet
Monica Drake, *Alternate*
Dr. William “Will” Michaels, *Alternate*
Joseph Magnello, *Alternate*
- Commissioners Absent:** Manitia Moultrie
Cassie Gardner
Abel Carrasco
Shannon Nelson
- Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation
Britton Wilson, AICP, Planner II
Kelly Perkins, Historic Preservationist II
Cindy Kochanek, Historic Preservationist II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Iris Winn, Clerk, Urban Planning & Historic Preservation

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 November 12, 2024 – deferred to January 14, 2025)

The minutes from the November 12, 2024, meeting were deferred by the Chair.

V. PUBLIC COMMENTS

No public comments were made during this portion of the meeting.

VI. QUASI-JUDICIAL HEARING

VI.1. City File: 24-90300001 – 535 64th Street South and 6354 Emerson Avenue South
City Staff: Kelly Perkins | history@stpete.org

Request (timestamp at approximately 3:00): Review of a City-initiated application for the designation of Coquina Rock Entrance to the Bear Creek Golf and Country Club section of Pasadena Estates to the St. Petersburg Register of Historic Places.

City Staff Presentation (timestamp at approximately 3:44):

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

Owner/Applicant Presentation (timestamp at approximately 9:39):

No Owner/Applicant presentation was made during this portion of the meeting.

Public Comment (timestamp at approximately 9:58):

No public comments were made during this portion of the meeting.

Cross Examination (timestamp at approximately 9:58):

City Staff, Kelly Perkins, waived.

Rebuttal/Closing Remarks (timestamp at approximately 9:58):

City Staff, Kelly Perkins, waived.

Executive Session (timestamp at approximately 10:11):

Madam Chair Wannemacher: Do any of the commission members have any questions or comments for city staff?

Commissioner Michaels: Well, I'll just comment that I think this is a wonderful landmarking here, this...these walls are just so rooted in St. Pete history. Walter Hagan was mentioned here. He was like the Tiger Woods of that era, 1920. He was actually brought in by Jack Taylor to help market the community there, you know, buy a house and you get to play with the most famous golfer in America, at that time. We also have Babe Ruth playing on the golf course that they had there. Incidentally, this coming year 2025, is the centennial of Babe Ruth playing baseball in St. Petersburg and there's going to be several big celebrations, one of which will be the Kids & Cubs and Mayor's game on February the 8th. Babe Ruth's grandson, Tom Stevens will be there to throw out the first pitch. He doesn't quite qualify to play on the Kids & Cubs there, he's not old enough at 71, but we are looking forward to that occasion. This has my enthusiastic support here; this is really great. We made landmarking.

Madam Chair Wannemacher: Commissioner Marbet. Any comments about Walter Hagan?

Commissioner Marbet: I'll comment on...I was just down at Coral Gables and so it's nice to see this connection to St. Pete, it's really...I think it's a great landmark that's definitely has my approval and it's a wonderful feature that ties us to this development here.

Madam Chair Wannemacher: I was also...do you remember, Walter Hagan is the one that hit the golf ball from the Vinoy House to the piece of property which then became the Vinoy Hotel. That was...

Commissioner Michaels: Hit it off of his pocket watch, right, yes.

Madam Chair Wannemacher: Exactly. He did...without breaking the crystal.

Commissioner Michaels: Did not break the crystal, right.

Madam Chair Wannemacher: I had never seen what Walter Hagan looked like and I was pleased to see that. I have a couple questions. Do both property owners on each side...are in support of this application?

Kelly Perkins: We've received written letters of support from one of the owners. There's been in-person discussion with the other owner once they understood that it really impacted just the walls, they stated that they were in support, but they've not provided anything in writing.

Madam Chair Wannemacher: Okay. Is there any need for a...is there a buffer of any kind adjacent to the walls?

Kelly Perkins: Yes, I was just...I was just discussing with the Assistant City Attorney about, talking about incorporating a buffer around the walls just so that anything that kind of connects to the walls it comes under COA review.

Madam Chair Wannemacher: And is there any...what happens when the current property owners sell, and new property owners take over the property? I mean...we need to certainly make sure the new property owners are aware, the real estate brokers are aware, it's in the title, something, because this is on private property, right? Both of these walls? So, how are we going to ensure that there isn't any miscommunication or misunderstanding in the future?

Heather Judd: So, the designation will be tied to the property description, that parcel id number for both of them and the ordinance, it will reflect that, but it won't obviously be for the entire property. It will say the block and lot numbers but then it will reference directly the Coquina structures, and we will...as Kelly just mentioned, we were talking about potentially a two-foot buffer around that because that's similar to what we have. Fences have to be back from the right-of-way and that gives the maintenance area is included in that and also would prevent any kind of attachments without a COA. That will be attached. Again, we've been in discussions with the property appraiser about how to tag historic properties so they're more readily available, so that's a similar discussion. Yes, the property is going to be referenced in the ordinance with each of those blocks and a description of the buffer area.

Madam Chair Wannemacher: And does the buffer area also include any landscaping materials or trees that could potentially uproot, you know, have roots that undermine the foundations? I'm just thinking ahead.

Heather Judd: We don't normally include those...

Madam Chair Wannemacher: Right.

Heather Judd: In designations, so it would just be altering it in as-built attachments. Vegetation is impermanent, even though it could be a tree or something longer, but we usually don't include those as part of the designation.

Madam Chair Wannemacher: Okay. Just thinking...thinking ahead. Okay, well. Okay. Any other comments or questions? Okay. Roll call, please. Oh, yes. We don't even have a motion yet. Okay, would somebody like to make a motion?

Commissioner Jeffrey: I would like to make a motion.

Madam Chair Wannemacher: I'm so anxious to...

Commissioner Jeffrey: Motion: Based on the determination of general consistency with Section 16.30.070.2.5, Reference D, that the submitted designation we recommend approval of the request to designate the Coquina Key Rock Entrance at Bear Creek Golf and Country Club section of Pasadena Estates, located at 535 64th Street South and 6453 Emerson Avenue South is a local historic landmark, hereby referring the application to City Council for 1st and 2nd reading and public hearing.

Madam Chair Wannemacher: Thank you. We have a motion. Do we have a second?

Commissioner Michaels: Second.

Madam Chair Wannemacher: Thank you. Any other discussion? Roll call, please.

Commissioner Michaels, Second.

Roll Call (16:39):

YES – 6 – Wannemacher, Jeffrey, Marbet, Michaels, Drake, Magnello.

NO – 0 – None.

CONFLICTS – 0 – None.

Motion approved by a unanimous vote of the Commission.

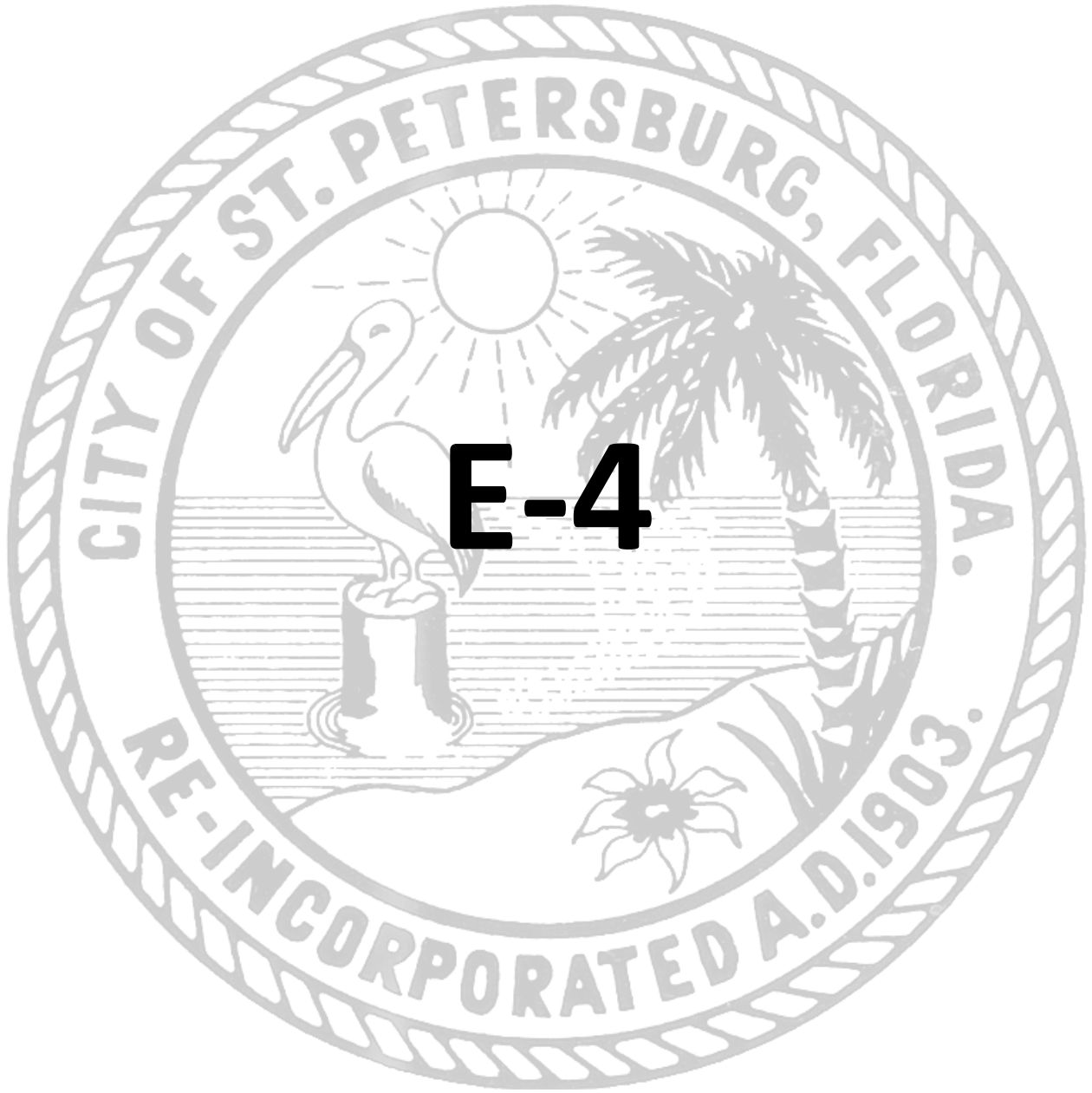
VII. UPDATES AND ANNOUNCEMENTS

To watch a video of this recorded CPPC meeting or past meetings, please visit the City website at https://www.stpete.org/government/meetings_agendas/recorded_city_meetings.php

VIII. ADJOURNMENT at 4:18 P.M.

The following page(s) contain the backup material for Agenda Item: Private initiated application for a 0.3-acre parcel, located at 1847 1st Avenue North, requesting an amendment to the Official Zoning Map from Corridor Residential Traditional 1 (CRT-1) to Corridor Residential Traditional 2 (CRT-2). {Quasi-Judicial}

Please scroll down to view the backup material.



E-4



ST. PETERSBURG CITY COUNCIL

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair and Members of City Council

SUBJECT: **City File ZM-19:** Private initiated application for a 0.3-acre parcel, located at 1847 1st Avenue North, requesting an amendment to the Official Zoning Map from Corridor Residential Traditional – 1 (CRT-1) to Corridor Residential Traditional – 2 (CRT-2).

- (a) **ORDINANCE 796-Z**, an ordinance amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 0.3-acre parcel, located at 1847 1st Avenue North, from Corridor Residential Traditional – 1 (CRT-1) to Corridor Residential Traditional – 2 (CRT-2); providing for repeal of conflicting ordinances and provision thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends **APPROVAL**.

Public Input: One public comment received opposed to the change in zoning citing incompatibility.

Community Planning and Preservation Commission (CPPC): On Tuesday December 10, 2024, the CPPC held a public hearing regarding this matter and voted 5-to-0 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the rezoning.

Recommended City Council Action:

- 1) **CONDUCT** the first reading of the attached proposed ordinance; **AND**
- 3) **SET** the second reading and adoption public hearing for January 23, 2025.

Attachments: Ordinance 796-Z, CPPC Staff Report, and draft CPPC Minutes.

ORDINANCE NO. 796-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 0.3-ACRE PARCEL, LOCATED AT 1847 1ST AVENUE NORTH, FROM CORRIDOR RESIDENTIAL TRADITIONAL – 1 (CRT-1) TO CORRIDOR RESIDENTIAL TRADITIONAL – 2 (CRT-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following site currently designated Corridor Residential Traditional – 1 (CRT-1) and as shown on “Attachment A”:

FULLER SUB BLK 10 1ST PART REPLAT BLK 1, THAT PART OF LOT 1 DESC AS BEG SW COR OF LOT 1 TH N 135FT TH E 90FT(S) TH SE'LY ALONG W'LY R/W OF I-275 136.23FT(S) TH W 107.92FT TO POB

Parcel ID Number:

24-31-16-29719-001-0011

Zoning District

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

To: Corridor Residential Traditional – 2 (CRT-2)

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

SECTION 3. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City, therefore, a business impact estimate was not required and was not prepared for this ordinance.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this

ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND SUBSTANCE:

ZM-19 (Zoning)

/s/ Elizabeth Abernethy

12/15/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

Michael J. Dema

12/23/24

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A





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

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

For Public Hearing and Executive Action on Tuesday, December 10, 2024
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, Commissioner Robert Jeffery or his spouse has direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: ZM-19 1847 1st Ave N

This is a private-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following proposed amendment to the Official Zoning Map from Corridor Residential Traditional - 1 (CRT-1) to Corridor Residential Traditional - 2 (CRT-2) for a 0.3-acre site located at 1847 1st Avenue North.

APPLICANT INFORMATION

APPLICANT/OWNER: No Name Holdings, LLC
Tim Butler
615 9th Street North
St. Petersburg, Florida 33701
Tim@barkettrealty.com

CITY STAFF: **Britton Wilson, AICP**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
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(727) 551-3542

REQUEST

The applicant is requesting an amendment to the Official Zoning Map from Corridor Residential Traditional - 1 (CRT-1) to Corridor Residential Traditional - 2 (CRT-2) for a 0.3-acre site consisting of a single parcel located at 1847 1st Avenue North. The purpose of the proposed amendments, as stated by the applicant, is to allow for uses more appropriate and suited to the surrounding area and its location within the Intown Activity Center. An amendment to change the existing Future Land Use category of Community Redevelopment District (CRD) is not being requested or required and the Intown Activity Center overlay will remain.

SITE DESCRIPTION

Street Address:	1847 1 st Avenue North
Parcel ID No.:	24-31-16-29719-001-0011
Acreage:	0.3 acres
Future Land Use:	Community Redevelopment District (CRD) with Intown Activity Center (AC) Overlay (no change proposed)
Zoning:	Corridor Residential Traditional - 1 (CRT-1) to Corridor Residential Traditional - 2 (CRT-2)
Countywide Plan Map:	Activity Center (AC)
Existing Use:	Vacant 3,500 square foot one-story commercial building, formerly operated as a not-for-profit preschool and day care.
Surrounding Uses:	North: Surface Parking followed by two two-story multi-family residential buildings. West: 19 th Street North followed by surface parking lot supporting a medical office building. South: 1 st Avenue North followed by a surface parking lot supporting a medical office building. East: I-275 followed by the downtown center.
Neighborhood Association:	The subject site is located within the Historic Kenwood neighborhood association, the Grand Central Business Association and is within 200 feet of the Downtown neighborhood association.
City Council District:	District 8, Ritchie Floyd

BACKGROUND

The 0.3-acre subject property consists of a single parcel located at the northeast intersection of 19th Street North and 1st Avenue North, directly west of Interstate 275. It is the current site of a 3,500 square foot one-story commercial building, originally built in 1973 that was most recently used as non-profit preschool and day care but is now vacant. The parcel adjacent to the north, is a surface parking lot under common ownership followed by two two-story multifamily buildings built in 1921 that contain four dwelling units total. To the northwest are three vacant single family residential lots. To the west of 19th Street North is surface parking supporting a medical office building located further to the west. To the south of 1st Avenue North is surface parking supporting a medical office building located further to the south. To the east is Interstate 275 (I-275), followed by the downtown center.

The subject property is a non-contributing resource to the *Historic Kenwood National Register Historic District*. The National Register listing is excluded from the requirement for a Certificate of Appropriateness, which only applies to local landmark properties. The subject property is also located within the *Historic*

Kenwood Artist Enclave Overlay. The principal and accessory land use table included within the overlay allows artist related uses in addition to the underlying zoning. The only additional land use change under this proposal, if approved, would allow a “performing arts venue > 500 seats” by Special Exception, which is a separate public hearing process administered through the Development Review Commission.

The current zoning of Corridor Residential Traditional (CRT-1) has been in place since September of 2007 following the implementation of the City’s Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. The property to the west is zoned Corridor Residential Traditional (CRT-1) and the property to the south of 1st Avenue North is zoned Corridor Residential Traditional (CRT-2). The abutting property to the north, is zoned Neighborhood Traditional – 2 (NT-2). To the east is I-275 followed by Downtown Center -2 (DC-2) zoning.

The subject property is located within the western edge of the Intown Activity Center (AC) overlay, which provides for increases in density, intensity and building heights for both the existing CRT-1 and proposed CRT-2 zoning districts. The site is also located just outside to the northeast of the Central Avenue Corridor Activity Center and within an approximately 1,400 foot or three block walk from the SunRunner 22nd Street North bus station.

From 1977 to 2007, the site was zoned Industrial Park - 1 (IP-1) as was the Central Avenue corridor from I-275 to 31st St North. The purpose of the Industrial Park - 1 (IP-1) zoning district was to provide for areas where labor intensive light industrial, corporate headquarters and administrative and executive office uses can be designed to ensure compatibility between the industrial operations therein the existing activities and character of the community in which the park is located.

CONSISTENCY AND COMPATIBILITY

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

The Future Land Use designation of the subject property is Community Redevelopment District (CRD) with Intown Activity Center (AC) overlay. The purpose of the CRD land use designation is to provide for the unique and specific needs of those community and neighborhood areas that are planned for redevelopment and revitalization. There are three adopted CRD areas in the city and the subject property is located in the Grand Central District. In accordance with the adopted Central Avenue Tomorrow Plan and the Central Avenue Revitalization Plan, the City’s vision for this area is an urban village development pattern occurring within a pedestrian and transit supportive environment that includes a compatible mix of residential, office and commercial uses. There are significant historical features that are recommended for enhancement and protection, through design guidelines, reconstruction of the traditional streetscape and preservation of historic structures. The highest densities and intensities are intended for the Village Core area transitioning to lower densities and intensities adjacent to single family residential neighborhoods. Increasing the amount of residential uses in this area is a key to successful Plan implementation. The allowed residential densities range from 40 to 60 dwelling units per acre and the allowed development intensity ranges from 1.5 to 2.5 FAR. The CRD land use designation is compatible with both the existing and proposed zoning designations, therefore no land use amendment is required, and the CRD designation will remain.

As mentioned above, the subject property is located within the Intown Activity Center Activity Center (AC) overlay. The Activity Center (AC) overlay allows a mixture of uses up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations (LDRs). In accordance with the LDRs, increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 4.0 FAR. As identified in the LDRs, the Corridor Residential Traditional - 1 and 2 zoning districts provide for an equal amount of density, intensity and building heights when located within an Activity Center (AC) overlay.

The Corridor Residential Traditional zoning district is predominantly a residential zoning district with the purpose of encouraging redevelopment of multifamily uses such as townhomes, condominiums and apartments while allowing offices and limited retail uses. When located within an Activity Center overlay, the allowed density and intensity is increased with the same allowances for both CRT-1 and CRT-2 zoning districts. The allowed density is up to 60 dwelling units per acre and the allowed intensity is up to 2.5 FAR. The allowed building height is also the same at 48 feet, however CRT-1 has a maximum impervious surface ratio of 0.75 and CRT-2 has maximum impervious surface ratio of 0.95. While the development potential remains relatively the same between the two districts, CRT-2 allows for a wider range of uses such as freestanding restaurant and retail uses where CRT-1 would require these uses to be accessory or subordinate to a primary residential or office use.

The requested amendment from CRT-1 to CRT-2 zoning district is appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, Policy LU3.6 calls for *Land use planning decisions to weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated*. The proposed zoning amendment from CRT-1 to CRT-2 allows for the current land use designation of CRD to remain and continue to support uses that are compatible with the established surrounding area that is of traditional form. The proposed CRT-2 zoning district is consistent with the existing CRT-2 zoning pattern of the south side of 1st Avenue North that is also included within the Intown Activity Center (AC) overlay and provides for an orderly transition from the Downtown Center (DC) zoning to the east and the CRT-1 zoning to the west and will allow for more intense uses that are appropriate when adjacent to high impact uses such as the interstate highway.

RELEVANT CONSIDERATIONS ON AMENDMENTS

Pursuant to the City of St. Petersburg’s Comprehensive Plan’s general introduction section 1.2.2.3, “This Comprehensive Plan is intended to be utilized as a document in its entirety. It shall hereby be established that no single goal, objective or policy or minor group of goals, objectives, or policies, be interpreted in isolation of the entire Plan.” 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 standards for review:

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

The applicant’s narrative regarding compliance with the Comprehensive Plan is included in the attached application. In addition, 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 supports repurposing an existing building and/or possible future redevelopment of a site that is served by public facilities with excess capacity. 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 0.3-acre subject site is located within the Intown Activity Center (AC) overlay with road frontage on 1st Avenue North, which is classified as a minor arterial on the Future

Major Streets Map (Map 20) of the City's Comprehensive Plan. The proposed change in zoning from CRT-1 to CRT-2 is consistent with the zoning of the property to the south and provides for an orderly transition from the Downtown Center (DC) zoning to the east and the CRT-1 zoning to the west.

The property to the north is zoned single family, however it is also located within the Intown Activity Center (AC) overlay, is owned by the applicant and currently serves as surface parking for the subject site.

Finally, the subject property's adjacency to the Interstate 275 and location within the western boundary of the Intown Activity Center boundary, makes this parcel uniquely qualified for a map amendment when compared to other CRT-1 parcels immediately to the west that are located *outside* of the Intown Activity Center (AC) boundary.

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

The subject property contains an existing 3,500 square foot building that was built in 1973. A change in zoning from CRT-1 to CRT-2 will not change the allowable density and intensity but will broaden the allowed uses to include a free-standing restaurant or retail establishment, which are appropriate when located on major roadways and served by Bus Rapid Transit (BRT). The tax base will be maintained or improved by allowing for uses that further support the SunRunner BRT.

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

The proposed zoning amendment from CRT-1 to CRT-2 allows for the current land use designation of CRD to remain and continue to support uses that are compatible with the established surrounding area that is of traditional form. The proposed CRT-2 zoning district is consistent with the existing CRT-2 zoning pattern of the south side of 1st Avenue North that is also included within the Intown Activity Center (AC) overlay and provides for an orderly transition from the Downtown Center (DC) zoning to the east and the CRT-1 zoning to the west and will allow for more intense uses that are appropriate when adjacent to an interstate highway.

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 original land use boundaries were altered for development of the adjacent interstate highway system.

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 subject property has an existing 3,500 square foot commercial building that was constructed in 1973 with no stated plans to be redeveloped. The single-family zoning to the north and northwest are buffered by 19th Street North. The site is within the Intown Activity Center and in close proximity to the Central Avenue Corridor Activity Center,

both of which are identified as areas suitable for concentrated growth and economic development.

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

The amendment area is located on a secondary multimodal corridor with high-frequency transit service as designated by the Countywide Land Use Strategy Map and is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20). The proposed amendment furthers goals of the Advantage Pinellas Plan and the StPete2050 Vision Plan theme of Sustainability and Resilience by potentially reducing vehicle miles traveled and parking demand by allowing for destination types uses such as retail and restaurants on major roadways supported by high-frequency transit service.

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

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

The proposed zoning amendment will broaden the allowable uses on site. Allowing for free standing restaurant or retail uses while being located on a corridor served by high frequency transit will minimize travel requirements by offering destination uses within a walkable distance from the 22nd Street SunRunner station.

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

The subject property has frontage on 1st Avenue North, which is a premium transit corridor with high frequency transit service as designated by the Countywide Land Use Strategy Map and is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20). Located three blocks to the west of the site is the 22nd Street SunRunner station service with 15-minute headways. The Central Avenue Trolley is located in close proximity to the subject property and has 30-minute headways.

The proposed amendment furthers goals of the Advantage Pinellas Plan and the StPete2050 Vision Plan theme of Sustainability and Resilience by potentially reducing vehicle miles traveled and parking demand by increasing development potential and allowable uses on major roadways supported by high-frequency transit service.

TI.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

As stated above, the proposed amendment will increase development potential and allowable uses at a location that is currently serviced by high frequency transit.

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

The subject property owner has authorized their agent to initiate the subject zoning map amendment in order to further their interests in their private property.

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

The subject property owner has authorized their agent to initiate the subject amendment to the official zoning map in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

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

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

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

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

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan as the subject site is already an improved, developed parcel.

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

The subject property was developed in 1973 as a commercial building and does not contain any residential housing units. However, the current zoning of CRT-1 and the proposed zoning of CRT-2, when located in an Activity Center overlay, both allow for 60 dwelling units per acre. The allowed density actually decreases as the CRT-2 zoning does not provide for additional work force housing density bonuses where CRT-1 allows for a bonus of eight additional work force housing units per acre.

4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require

the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.

The following LOS impact analysis concludes that the proposed rezoning will 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. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 78 gpcd. The City's overall potable water demand is approximately 27 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 41% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Southwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 4.01 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2022 daily average flow of 15.99 mgd. With approximately 21% available capacity, there is excess average daily capacity to serve the amendment area.

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

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

SOLID WASTE/SANITATION

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

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 19.9 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.9 acres/1,000 permanent and seasonal residents.

If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

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

Prior to any future redevelopment of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The city performed a Stormwater Management Plan Update in 2020-2024 that consisted of four (4) reports:

- Watershed Evaluation Report (2020) addressing how information was collected and developed for use in updating the Stormwater Management Master Plan.
- Watershed Model Development and Floodplain Analysis Report (2023) addressing hydrologic and hydraulic model development, model calibration/verification, and 100-year/24-hour floodplain analysis.
- Level of Service Analysis Report (2023) addressing the identification of level of service of various roadways and structures in the City.
- Best Management Practices (BMPs) Alternative Analysis Report (2024) that describes a selection of proposed BMP projects to reduce flooding and improve water quality.

Based on the level of service analysis, flooding complaints from the City’s SeeClickFix database, and ongoing projects at the City, 73 BMPs were developed and conceptual solutions are presented in the BMP Alternative Analysis Report. The City will use these BMPs to guide future project development through the annual 5-year Capital Improvements Program (CIP) process.

TRAFFIC

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

Existing Roadway Network

First Avenue North and 19th Street border the subject property. The City of St. Petersburg maintains both roads. First Avenue North is classified as a minor arterial on the Future Major Streets Map (Map 20) of the City’s Comprehensive Plan. It is a one-way facility with two general-purpose lanes and a Bus and Turn (BAT) lane. Nineteenth Street is a two-lane, undivided facility.

The City utilizes the Forward Pinellas “2024 Annual Level of Service Report” to monitor roadway levels of service (LOS) for major streets, per Policy T3.2 of the City’s Comprehensive Plan. According to the FDOT, roadway LOS is a quantitative performance measure that represents quality of service, measured on an “A” to “F” scale, with LOS “A” representing the best operating conditions from the traveler’s perspective and LOS “F” the worst. Before the elimination of state-mandated transportation concurrency regulations, the City’s LOS standard was “D” for major roads. The FDOT’s current target for state highways in urbanized areas is “D.” LOS “D” can also be viewed as a target for roads not on the state highway system, but it is no longer the City’s standard, as noted.

The LOS data for 1st Avenue North adjacent to the subject property is provided in the table below. There is a significant amount of spare capacity available to accommodate new vehicular trips.

Roadway	Average Annual Daily Traffic	Peak Hour Volume	Peak Hour Physical Capacity	Volume-to-Capacity Ratio	LOS	Peak Hour Excess Capacity
1 st Avenue N	11,000	1,045	1,711	0.611	D	666

The property will have the same development potential if rezoned from CRT-1 to CRT-2. The applicant has stated that the purpose of the rezoning is to allow for a land use development that is not currently permissible. The current zoning does not allow for neighborhood support retail or restaurant use. The intended use is neighborhood support retail. Based on the size of the lot and proposed zoning, a commercial building up to 32,670 square feet in size could be constructed. The Transportation and Parking Management Department staff utilized trip generation data in the Institute of Transportation Engineer’s (ITE’) “Trip Generation Manual” (11th Edition) for a strip retail plaza under 40,000 square feet in a general urban/suburban location (Land Use Code 822) to estimate the number of p.m. peak hour trips from a retail building that is 32,670 square feet. The projected p.m. peak hour trip generation is 180 trips (90 trips entering and 90 trips exiting the site). This analysis assumes that the existing land is vacant. There is excess capacity available on 1st Avenue North to accommodate the projected p.m. peak hour trips. It should be noted that the existing building is 3,656 square feet. If the intent of the rezoning is to utilize this building for a retail use, the trip generation potential will be significantly lower than the full build-out of the site with a new retail building.

Sidewalks

There are sidewalks on 1st Avenue North and 19th Street North. Redevelopment of the site may require the reconstruction of the sidewalk on 1st Avenue North, which is required to be six feet wide because it is a minor arterial.

Bicycle Network

A separated bicycle lane on 1st Avenue North is adjacent to the subject property.

TRANSIT

The Citywide level of service for mass transit will not be affected. The subject area is served by the Pinellas Suncoast Transit Authority’s (PSTA’s) SunRunner, which connects downtown St. Petersburg to western St. Petersburg and St. Pete Beach with frequent service (15-minute headways until 8 p.m.) and long, daily operating hours. The Central Avenue Trolley is located in close proximity to the subject property and has 30-minute headways.

PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs. The City has an

agreement with PSTA to fully buy down the cost for 10-day passes and monthly passes for City residents who qualify for PSTA's Transportation Disadvantaged Program.

MAX Index

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. Each feature carries a specific point value; a higher Max Index score is considered positive as it represents a diversity of pedestrian and transit mobility features. The subject area is in a grid cell with a MAX score of 24.0. The countywide average MAX score is 7.5.

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

The land area is both appropriate and adequate for the proposed change in zoning as the development potential remains relatively unchanged but will expand the allowable uses to include a free-standing restaurant and/or retail.

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

The subject site is currently developed with no immediate plans to be redeveloped. The City has limited availability of vacant land. Its location on a multimodal corridor with high frequency transit service support the subject property as being suitable for the proposed zoning designation of CRT-2.

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

The requested change in zoning to CRT-2 to allow for expanded uses on site is consistent with the surrounding land use pattern and what was historically developed on site. The proposed zoning amendment from CRT-1 to CRT-2 allows for the current land use designation of CRD to remain and continue to support uses that are compatible with the established surrounding area that is of traditional form. The proposed CRT-2 zoning district is consistent with the existing CRT-2 zoning pattern of the south side of 1st Avenue North that is also included within the Intown Activity Center (AC) overlay and provides for an orderly transition from the Downtown Center (DC) zoning to the east and the CRT-1 zoning to the west and will allow for more intense uses that are appropriate when adjacent to an interstate highway.

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

The original district boundaries were altered for development of the adjacent interstate highway system.

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

Not applicable.

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

The subject property is not within the 100-year flood plain, a hurricane evacuation zone 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.

PUBLIC NOTICE and COMMENTS

Public Notice

Public notification letters were sent by direct mail to neighboring property owners, neighborhood associations and business associations within 300-linear feet of the subject property.

Public Comments

To date, staff has received one comment from a neighbor in opposition to the proposed change in zoning (see attached letter).

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Official Zoning Map amendment requires one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

SUMMARY

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

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the proposed Official Zoning Map amendment described herein.

REPORT PREPARED BY:

Britton Wilson

12/2/2024

Britton Wilson, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:



12/03/2024

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

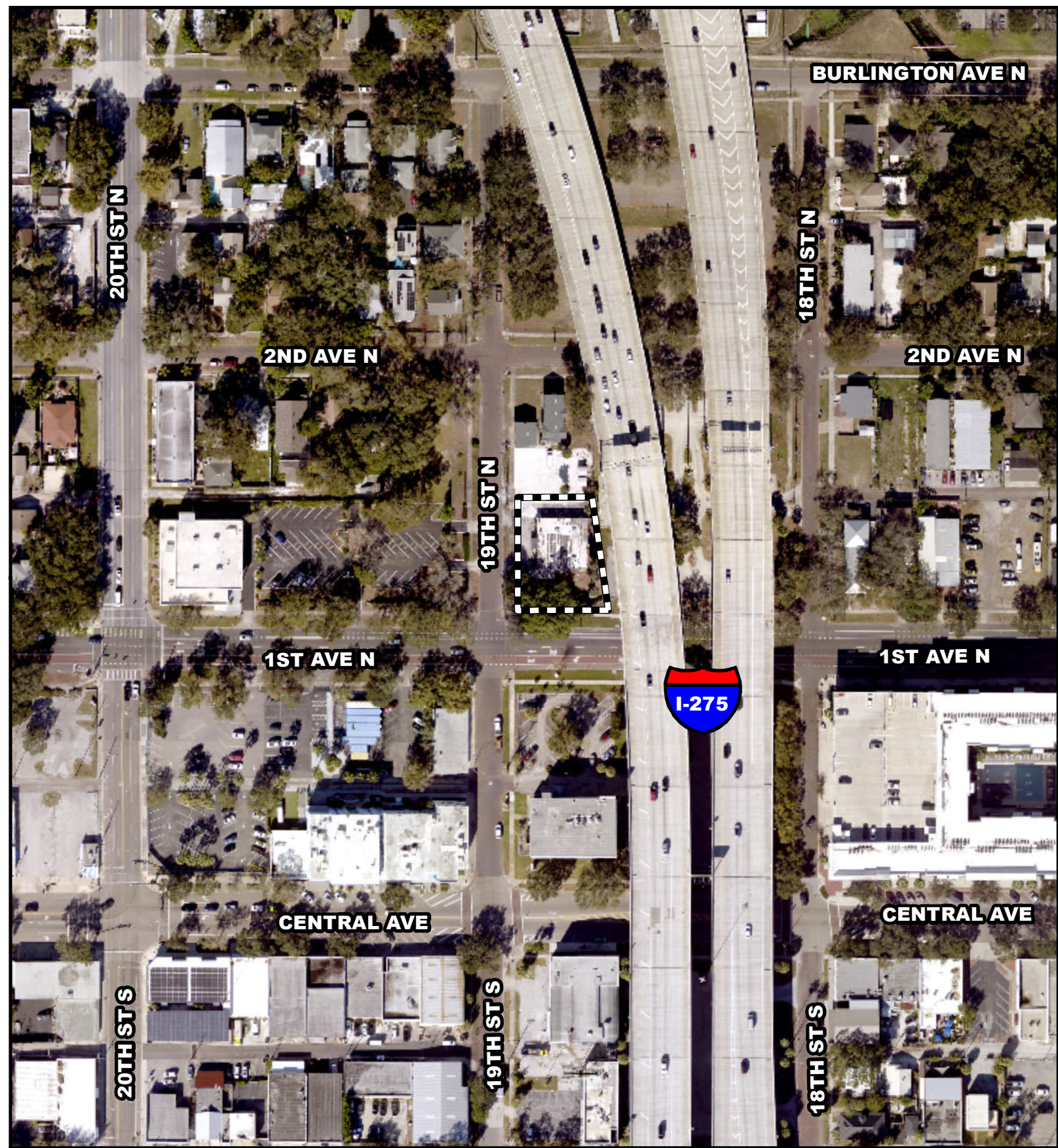
ATTACHMENTS

1. Subject Area Maps
2. Application, including Project Narrative
3. Public Comment



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

ZM-19

SCALE: 1" = 150'



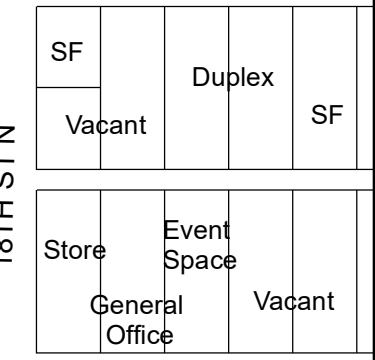
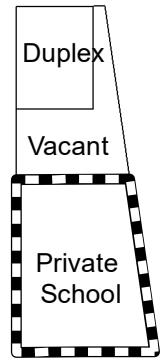
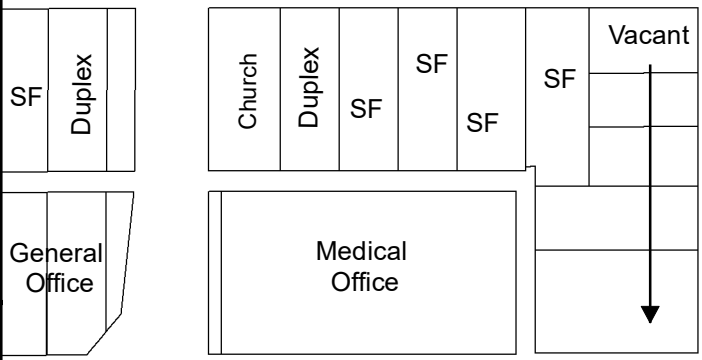
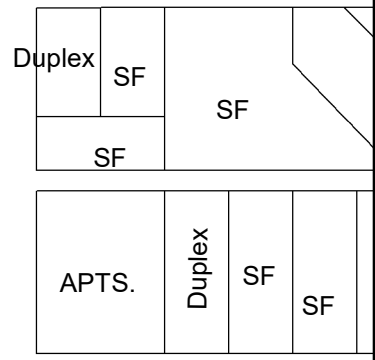
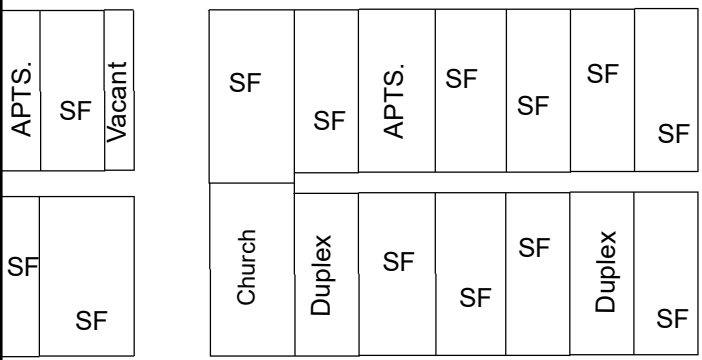
SUBJECT AREA



Duplex Duplex SF Vacant

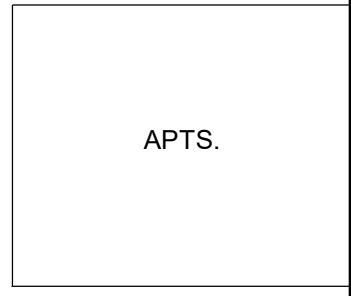
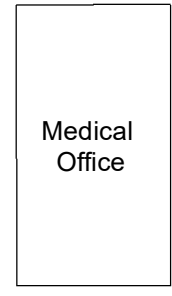
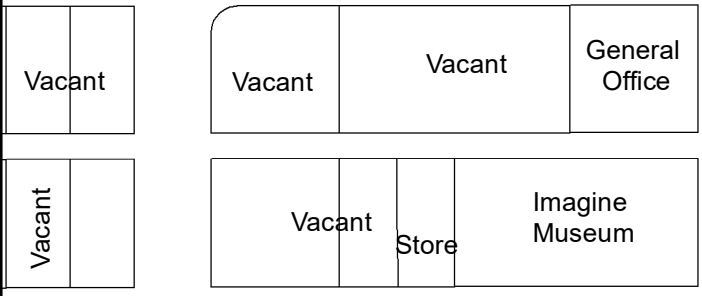
BURLINGTON AVE N

BURLINGTON AVE N



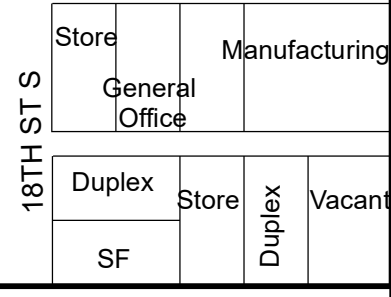
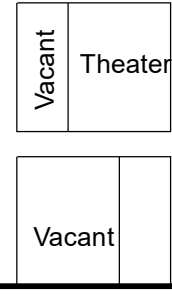
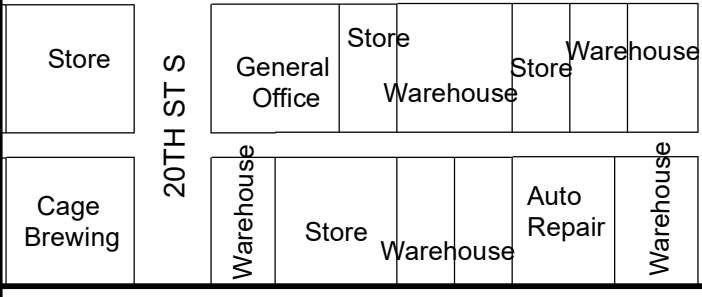
1ST AVE N

1ST AVE N



CENTRAL AVE

CENTRAL AVE



EXISTING USES

CITY FILE

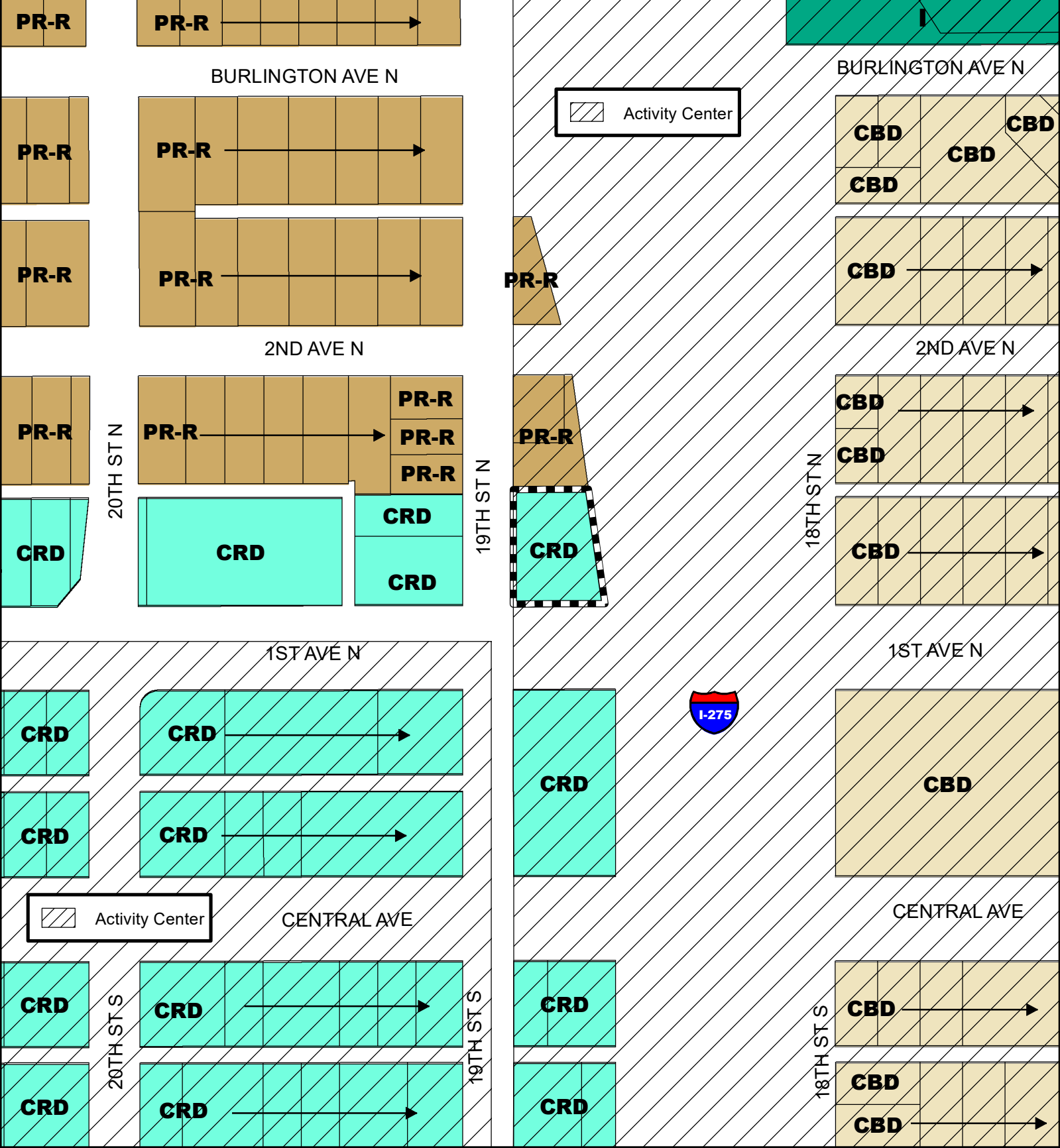
ZM-19

SCALE: 1" = 150'



SUBJECT AREA






FUTURE LAND USE

CITY FILE

ZM-19

SCALE: 1" = 150'

 SUBJECT AREA



NT-2 NTM-1 NT-2

IT



EXISTING ZONING

CITY FILE

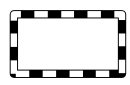
From: CRT-1
(Corridor Residential
Traditional -1)

To: CRT-2
(Corridor Residential
Traditional -2)

ZM-19



SCALE: 1" = 150'



SUBJECT AREA



ATTACHMENT NO. 2

Application



st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

Application No. _____
(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal:

Street Address: 1847 1st Ave N

Parcel ID or Tract Number: 24-31-16-29719-001-0011

Zoning Classification: *Present:* CRT-1 *Proposed:* CRT-2

Future Land Use Plan Category: *Present:* CRD *Proposed:* CRD

NAME of APPLICANT (Property Owner): No Name Holdings, LLC Tim Butler

Street Address: 615 9th St N

City, State, Zip: St Petersburg FL 33701

Telephone No: 7275928163

Email Address: tim@barkettrealty.com

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: _____
Must be signed by title holder(s), or by an authorized agent with letter attached.

Date: 8/14/29



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FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 1847 1st Ave N

Parcel ID or Tract Number: 24-31-16-29719-001-0011

Square Feet: 13,464

Acreage: .309

Proposed Legal Description:

FULLER SUB BLK 10 1ST PART REPLAT BLK 1, THAT PART OF LOT 1 DESC AS BEG SW COR OF LOT 1 TH N 135FT TH E 90FT(S) TH SE'LY ALONG W'LY R/W OF I-275 136.23FT(S) TH W 107.92FT TO POB

Is there any existing contract for sale on the subject property: No

If so, list names of all parties to the contract: N/A

Is contract conditional or absolute: N/A

Are there any options to purchase on the subject property: No

Is so, list the names of all parties to option: N/A

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The property that is the subject of this application has a physical address of 1847 1st Ave N is currently zoned CRT-1 with a Future Land Use of CRD (Community Redevelopment District). The property also lies within the Intown West Activity Center. The property was previously utilized as a not-for-profit school, but no longer is able to meet the needs of this use. The applicant is requesting a zoning change to CRT-2 without any changes to the Future Land Use or Intown West Activity Center overlay, which would mirror the parcels immediately south of this property. Approval would allow for uses more appropriate and suited to the surrounding districts and its location within the CRD future land use as well as Intown West Activity Center as envisioned. The applicant has reached out to both the Grand Central District and Kenwood Historic District to describe request and seek approval. We were able to meet with both the Executive Director and President of the Grand Central District in person who gave their support for the request. We also made multiple attempts to the President of the Kenwood Historic District, but did not receive a response.



ATTACHMENT NO. 3

Public Comment

From: doug kopitzke <dkrents2u@live.com>
Sent: Friday, November 22, 2024 3:57 PM
To: Briton.Wilson@stpete.org <Briton.Wilson@stpete.org>
Subject: Application ZM-19 for 1847 1st Ave N

I am the owner of the multi-family to the north at 1846 2nd Ave N and directly share the lot line with 1847 1st Ave N. There is no ally here.

Changing the zoning at 1847 1st Ave N to CRT-2 to allow a commercial retail business would adversely affect the peace and tranquility of our 4 residential Units and the tenants who live there ..The current zoning has been reasonably quiet and tolerable and therefore feel a change would adversely affect the value of our property negatively and the tranquility of our residential tenants.

Secondly, we are currently doing an expensive major exterior renovation to our buildings with new siding and windows . Our investment into the future and betterment of the character the Historic Kenwood neighborhood will only enhance the livability of the surrounding residential area.

Incompatible CRT-2 commercial zoning would destroy the historical charm's of the neighborhood .

The owner's of 1847 1st Ave N have approached us in the past with below market offers for our property . I can certainly see the validity of having both properties having the same CRT zoning . But with our current renovation investment , we are investing in the residential future of Historic Kenwood's charm. Therefore, we feel the current CTR-1 zoning is sufficient for the character nature of the neighborhood . The north 40 feet of the 1847 1st Ave N lot was originally part of our property .

The tax base of Historic Kenwood neighbor has grown extensively due to the hard work of owners up-grading the residences in the area . The city needs to return the favor to those of us who had the vision for the past 25 years. Let's work together to keep the commercial retail and restaurants confined to the Edge District and Central Ave . Any redevelopment along the north side of 1st Ave N should be a careful blend with its residential neighbors along 2nd Ave N.

Regards,

Douglas Kopitzke,

Owner of 1846 2nd Ave N



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

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

December 10, 2024
Tuesday
2:00 P.M.

MEETING MINUTES

- Present:** Lisa Wannemacher, Chair
Robert “Bob” Jeffrey, Vice-Chair
Ashley Marbet
Monica Drake, *Alternate*
Dr. William “Will” Michaels, *Alternate*
Joseph Magnello, *Alternate*
- Commissioners Absent:** Manitia Moultrie
Cassie Gardner
Abel Carrasco
Shannon Nelson
- Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation
Britton Wilson, AICP, Planner II
Kelly Perkins, Historic Preservationist II
Cindy Kochanek, Historic Preservationist II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Iris Winn, Clerk, Urban Planning & Historic Preservation

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 November 12, 2024 – deferred to January 14, 2025)

The minutes from the November 12, 2024, meeting were deferred by the Chair.

V. PUBLIC COMMENTS

No public comments were made during this portion of the meeting.

VI. QUASI-JUDICIAL HEARING

VI.2. City File: ZM-19 | 1847 1st Avenue North**City Staff: Britton Wilson | Britton.Wilson@stpete.org**

REQUEST (timestamp at approximately 17:11): A private initiated amendment to the Official Zoning Map Corridor Residential Traditional - 1 (CRT-1) to Corridor Residential Traditional - 2 (CRT-2) for a 0.3-acre site.

City Staff Presentation ((timestamp at approximately 17:41):

Britton Wilson gave a PowerPoint presentation based on the Staff Report.

Owner/Applicant Presentation (timestamp at approximately 20:56):

John Barkett (Co-owner) gave a presentation on behalf of himself.

Public Comment (timestamp at approximately 26:30):

No public comments were made during this portion of the meeting.

Cross Examination (timestamp at approximately 26:30):

Britton Wilson (City Staff), waived.

John Barkett (Co-owner), waived.

Rebuttal/Closing Remarks (timestamp at approximately 26:30):

Britton Wilson (City Staff), waived.

John Barkett (Co-owner), waived.

Executive Session (timestamp at approximately 26:41):

Madam Chair Wannemacher: Commissioners, any comments or questions of Staff or the Applicant?

Commissioner Michaels: I have some questions. Some of these are for the applicant. I noticed that your corporation is called *No Name Holdings*, is that actually the name or is that some kind of a legal filler there?

John Barkett: My partner that I've known for 35 years and my brother in-law, we couldn't come up with a name fast enough, so, No Name Holdings it was.

Commissioner Michaels: Okay. Never seen that before. The...the letter of opposition talks about commercial retail and restaurants. Do you have an intended purpose for the property?

John Barkett: We don't as of yet. We have another property in similar fashion on 5th Avenue North that's right now a neighborhood café, but because that was grandfathered, we were able to do that, but we do not have an end user for the site right now. What's happened is the school [*inaudible*] has basically outgrown the facility and we don't have an end user, we don't have an LOI. We don't have...

Commissioner Michaels: So, it could be a restaurant?

John Barkett: It could be a restaurant.

Commissioner Michaels: Okay. I've got some questions for the Staff. If...maybe if he could put the zoning map up on the wall. The policy that...I always look at here is LU 3.6 which talks about the change being compatible with the established character of the surrounding area. And one way to define that is in terms of the zoning of the surrounding area. So, if you look at the zoning here of that particular piece of property, it's presently CRT-1, and you want to upgrade it, change it to a CRT-2. You do have the CRT-2 across the street, across First Avenue North to the south there. But if you look to the north, you've got Neighborhood Traditional-2. And if you look to the east, I guess it would be you've got the same zoning as it is now, CRT-1. We're DC-2 to the east, correct. Sorry, DC-2 - to the east.

John Barkett: We're DC-2 - to the east, correct?

Commissioner Michaels: Sorry?

John Barkett: DC-2 - to the east.

Commissioner Michaels: Your, your CR, Oh, I see what you mean. Well, this is, this is an interesting piece of geography here, because you've got the highway running downward.

John Barkett: We've got a highway, and...

Commissioner Michaels: So, you know, do you...you look across the highway, or, not?

John Barkett: We're in the shadows of the highway, literally.

Commissioner Michaels: That you know that...that is a, you know, a kind of confusing factor in all of this. But I guess my...my question to staff is, you know, how do you see that fitting in with LU 3.6 and maybe another question is, are there other issues here that should be considered?

Madam Chair Wannemacher: And actually, Ms. Wilson, before you answer that, I'm going to further your question. I'm in support of the rezoning. However, further, if you zoom all the way out on the overall zoning map, the current zoning map, you can go all the way down to 31st Street and it's a consistent CRT-1 on the north side of First Avenue North, and a very consistent CRT-2 on the south side of First Avenue North. And likewise, when you go to First Avenue South, you've got that same very consistent zoning all the way down to 31st Street. So why, very simply, why make the exception for this one piece of property? Is this going to be a trend that will continue? Or, yeah, because there's, there's really that consistency. And so how...

Britton Wilson: These are very excellent questions, Madam Chair, and this particular property is the only CRT -1 zoned property that is located within an Activity Center.

Madam Chair Wannemacher: Okay, okay.

Britton Wilson: So, the property to the west would not qualify for up zoning to CRT to like the subject property is so that factor alone, being designated as an Activity Center identifies it as being appropriate for more intense development.

Madam Chair Wannemacher: Okay. In addition, I, you know, I empathize with the adjacent homeowners, but really, in my opinion, I think that any new development there or new use is going to increase the property values of the adjacent homeowners. So, I'm very familiar with this property, but I did drive by it again today, and really, you know, took a good look at it, and I do believe that it will increase property values, not the opposite. So, I would be in favor of this. Thank you for that answer. That helps.

Commissioner Michaels: So, you're seeing the activity center designation as kind of trumping the zoning description here?

Britton Wilson: It is a big qualifier, yes. Without the Activity Center overlay, identifying it as being as appropriate for more intense uses. Yeah, that would restrict the...

Commissioner Michaels: And this is also in the Grand Central district.

Britton Wilson: No, the Grand Central...well, it is. Sorry, that...the Central Avenue Activity Center is here to the left southwest and it is within the in-town activities, but the CRD Land Use is with...and the Grand Central district. Yes.

Commissioner Michaels: all right, that answers my questions I support the proposal.

Madam Chair Wannemacher: Okay. Any other questions or comments?

Commissioner Magnello: Yeah, I'll jump in. Yeah. I think it's important to note you know that 275 is there, and we see it across the country. It's unfortunate that really not much more of a buffer was created when these highways go through these neighborhoods. So it's unfortunate for the people today that have a house right adjacent to this. And I would love to see, you know, the properties adjacent to 275, eventually become more like this, and we concentrate on better suited areas within the city to...to better define our residential areas, you know, and, and when you look at it on the map too, you know, I'm kind of out of the now, knowing, but I know that eventually, you know, there's talks of creating these kind of, this park environment, this kind of lifestyle that, you know, especially on a hot summer days, we used to, you know, the overpass of 275, etc., as you know, that's where our markets are, shade, etc. I think some of them already become dog parks and other areas. You know, you bring your dog there. I brought my dog there, to some of those parts and it's loud. So, you know, I think for keeping this, as you know, as that, as that existing zoning and creating more of a buffer, I think is great. So I do approve this, and I like the idea.

Madam Chair Wannemacher: Thank you. Any other comments? Yes, certainly.

John Barkett: To that point, you know, we're...we're always looking to do something that fits in with the community. To your point about parks, it took me four and a half years to work with the city to get a park adjacent to 375 and parking for the community in between Fourth Avenue North and Fourth Avenue or, yeah, Fourth Avenue North and Fifth Avenue North on MLK. But the intent is, like you're saying - to kind of do away with the bifurcation, right? Thank you.

Madam Chair Wannemacher: Thank you. Well, with that, do I have a motion?

Commissioner Magnello: Yeah, I'll make a motion. Let's see here. Okay, council recommends the amendment to the Official Zoning Map from Corridor Residential Traditional-1 (CRT-1) to Corridor Residential Traditional-2 (CRT-2) for the 0.3-acre site consisting of a single parcel located 1847 First Avenue, north,

Madam Chair Wannemacher: Alright. Would somebody like to make a second?

Commissioner Michaels: Second.

Madam Chair Wannemacher: Thank you. Any more discussion? Roll call, please.

Roll Call (timestamp at approximately 35:45):

Yes (6): Wannemacher, Marbet, Michaels, Drake, Magnello.

No (0): None.

CONFLICTS – 1 – Jeffrey.

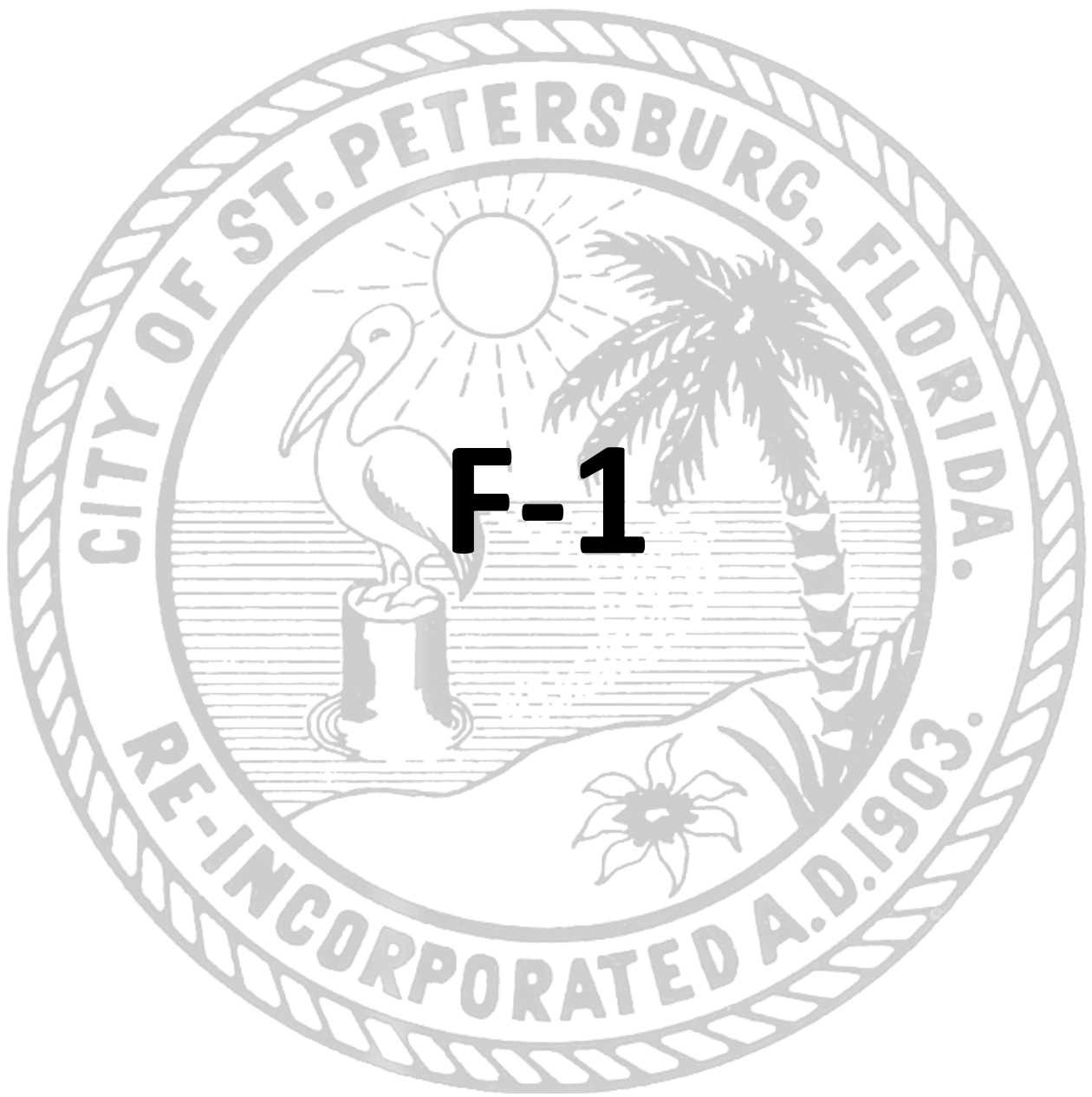
Motion approved by a unanimous vote of the commission.

VII. UPDATES AND ANNOUNCEMENTS

To watch a video of this recorded CPPC meeting or past meetings, please visit the City website at https://www.stpete.org/government/meetings_agendas/recorded_city_meetings.php

VIII. ADJOURNMENT at 4:18 P.M.

The following page(s) contain the backup material for Agenda Item: SunRunner Increased Weekend Frequency
Please scroll down to view the backup material.



ST. PETERSBURG CITY COUNCIL
Reports
Meeting of January 9, 2025

TO: The Honorable Chair, Copley Gerdes, and Members of City Council

SUBJECT: A resolution approving a funding agreement between Pinellas Suncoast Transit Authority (“PSTA”) and the City of St. Petersburg, Florida (“City”) for the City to provide funding to PSTA to support increased SunRunner frequency (“Funding Agreement”); approving a supplemental appropriation in the amount of \$75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the City Attorney’s Office to make non-substantive changes to the Funding Agreement; authorizing the Mayor or his designee to execute the Funding Agreement and all other necessary documents; and providing an effective date.

EXPLANATION: The Pinellas Suncoast Transit Authority’s (PSTA’s) SunRunner service became the Tampa Bay region’s first Bus Rapid Transit line when it began service on October 21, 2022 between downtown St. Petersburg and St. Pete Beach. The SunRunner provides service every 15 minutes from 6 a.m. to 8 p.m. and 30 minutes from 8 p.m. to midnight seven days per week. With a limited number of stops, a Bus and Turn (BAT) lane along most of the route, and transit signal priority, the SunRunner is a fast, efficient, and reliable way for residents, employees, and visitors to travel along the SunRunner corridor by a means other than a personal vehicle, which reduces trips on the road network as well as public parking demand.

One aspect of the SunRunner service that has kept operating costs within budget but that limits its ability to be more fully competitive with personal vehicles is the reduced frequency after 8 p.m. The additional 15 minutes added to the headway requires riders to plan their trips to and from their destinations more carefully rather than walking to a stop and knowing the next bus will usually arrive, on average, in seven and a half minutes. This disincentive to riding the SunRunner increases the likelihood that choice riders will use their personal vehicle to travel to and from major attractions, events, restaurants, shops, and other establishments within walking distance of the SunRunner stations. The increased number of personal vehicles results in more traffic congestion and a greater demand for parking facilities, some of which are not as conveniently located to popular destinations as the nearby SunRunner stations. For non-choice riders that rely on the SunRunner for transportation to work and essential services, this means that the service quality enjoyed during the day is not available for those who must ride in the evening.

The City and PSTA want to encourage greater usage of the SunRunner service on the two highest-demand evenings of the week by providing a subsidy that will decrease headways from 30 minutes to 15 minutes on Friday and Saturday from 8 p.m. to midnight (“Increased Weekend/Evening Frequency”). PSTA has determined that they can provide such Increased Weekend/Evening Frequency for twelve months with an investment of \$100,000 from the City, combined with farebox proceeds. The City wishes to align the agreement and financial commitments with fiscal years for accounting and budgetary purposes. Accordingly, since the service for FY25 would

begin in January 2025 and end in September 2025, the cost would be 75% of the twelve-month amount calculated by PSTA, or \$75,000.

Initially the Administration had included \$200,000 in its recommended FY24 budget to support the continuation of free fares on the SunRunner. However, PSTA decided that for consistency purposes, it should charge fares on the SunRunner and the \$200,000 was removed from the proposed budget before adoption. This alternate strategy is expected to increase ridership on the SunRunner at a reduced cost to the City compared to the previously-contemplated fare subsidy.

The Parties desire to enter into a two-year and nine-month agreement for the City to contribute funding to support the Increased Weekend/Evening Frequency, which would begin on January 1, 2025 and terminate on September 30, 2027 (“Initial Term”). For each subsequent fiscal year of the Initial Term, the City’s annual funding contributions will increase by three percent (3%). The City will pay PSTA in monthly installments. This Agreement may be extended by mutual written agreement of the Parties for a term of two (2) additional years on the same terms and conditions (“Extended Term”).

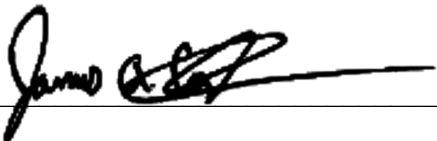
RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving a two-year, nine-month agreement with one two-year renewal option between the City of St. Petersburg, Florida (“City”) and Pinellas Suncoast Transit Authority (“PSTA”) (collectively, the “Parties”) related to funding increased weekend/evening frequency for the SunRunner service; approving a supplemental appropriation in the amount of \$75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the Mayor or his designee to execute the agreement; authorizing the City Attorney’s Office to make non-substantive changes to the agreement; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funding for the City’s contribution for the first nine months of the Initial Term will be available after the approval of a supplemental appropriation in the amount \$75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245). Funding for the additional years of the contract, \$103,000 in FY26 and \$106,090 in FY27, will be provided for in future budgets subject to City Council approval. If the Agreement is extended, for each year of the Extended Term, the same 3% increase will apply to the contribution of the previous year.

ATTACHMENTS: Resolution
Agreement

APPROVALS:

Administrative:



Budget:



RESOLUTION NO. _____

A RESOLUTION APPROVING A FUNDING AGREEMENT BETWEEN PINELLAS SUNCOAST TRANSIT AUTHORITY (“PSTA”) AND THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) FOR THE CITY TO PROVIDE FUNDING TO PSTA TO SUPPORT INCREASED SUNRUNNER FREQUENCY (“FUNDING AGREEMENT”); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$75,000 FROM THE UNAPPROPRIATED BALANCE OF THE PARKING REVENUE FUND (1021) TO THE TRANSPORTATION AND PARKING MANAGEMENT DEPARTMENT, PARKING FACILITIES MANAGEMENT DIVISION (281-1245); AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FUNDING AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FUNDING AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, PSTA’s SunRunner service became the Tampa Bay region’s first bus rapid transit line when it began service on October 21, 2022 between downtown St. Petersburg and St. Pete Beach; and

WHEREAS, the SunRunner currently provides a service frequency of every 15 minutes from 6 a.m. to 8 p.m. and every 30 minutes from 8 p.m. to midnight, seven days per week to its 31 stops; and

WHEREAS, less frequent SunRunner service during evening hours reduces operating costs but decreases the attractiveness of the SunRunner service as an alternative to automobiles as well as reduces potential overall ridership; and

WHEREAS, City Administration and PSTA believe that if the City’s residents and visitors can more easily utilize SunRunner services during weekend evenings, ridership of the SunRunner will increase and the residents and visitors to the City will benefit from reduced traffic, easing of public parking limitations, and increased access to the community; and

WHEREAS, City Administration and PSTA wish to increase SunRunner service frequency on Friday and Saturday evenings to match daytime service frequency; and

WHEREAS, PSTA has determined that it can provide 15-minute service frequency on Friday and Saturday evenings based on fare box recovery and a yearly contribution from the City starting at \$100,000 and increasing by 3% each year; and

WHEREAS, subject to approval of the Funding Agreement by City Council, PSTA will initiate increased service frequency as soon as possible after the Effective Date, resulting in a pro rata cost for FY25 to the City of no more than \$75,000; and

WHEREAS, PSTA will bill the City on a pro-rated basis for any partial-month operations (e.g. during January 2025); and

WHEREAS, the Funding Agreement will have an initial term beginning on January 1, 2025 and ending on September 30, 2027 with one two-year renewal option; and

WHEREAS, funding for the City’s initial contribution will be available after approval of a supplemental appropriation in the amount of \$75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); and

WHEREAS, funding for additional years will be provided in future budgets subject to City Council approval; 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 Funding Agreement between Pinellas Suncoast Transit Authority (“PSTA”) and the City of St. Petersburg, Florida (“City”) for the City to provide funding to support increased SunRunner frequency is hereby approved.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Parking Revenue Fund (1021) the following supplemental appropriation for FY25:


<u>Parking Revenue Fund (1021)</u>	
Transportation and Parking Management Department,	
Parking Facilities Management Division (281-1245)	\$75,000

BE IT FURTHER RESOLVED that the City Attorney’s Office is authorized to make non-substantive changes to the Funding Agreement.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Funding Agreement and all other necessary documents.


This Resolution shall become effective immediately upon its adoption.

LEGAL:

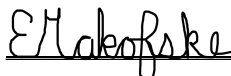


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DEPARTMENT:



BUDGET:



**FUNDING AGREEMENT
FOR INCREASED SUNRUNNER FREQUENCY**

THIS FUNDING AGREEMENT (“Agreement”) is made and entered into by and between the City of St. Petersburg, Florida (“City”) and the Pinellas Suncoast Transit Authority (“PSTA”) (collectively, the “Parties”) and is effective as of January 1, 2025 (“Effective Date”).

RECITALS:

WHEREAS, PSTA’s SunRunner service became the Tampa Bay region’s first bus rapid transit line when it began service on October 21, 2022 between downtown St. Petersburg and St. Pete Beach; and

WHEREAS, the SunRunner currently provides a service frequency of every 15 minutes from 6 a.m. to 8 p.m. and every 30 minutes from 8 p.m. to midnight, seven days per week to its 31 stops; and

WHEREAS, less frequent SunRunner service during evening hours reduces operating costs but decreases the attractiveness of the SunRunner service as an alternative to automobiles as well as reduces potential overall ridership; and

WHEREAS, the City and PSTA believe that if the City’s residents and visitors can more easily utilize SunRunner services during weekend evenings, ridership of the SunRunner will increase and the residents and visitors to the City will benefit from reduced traffic, easing of public parking limitations, and increased access to the community; and

WHEREAS, the City and PSTA wish to increase SunRunner service frequency on Friday and Saturday evenings to match daytime service frequency; and

WHEREAS, PSTA has determined that it can provide 15-minute service frequency on Friday and Saturday evenings based on fare box recovery and a yearly contribution from the City starting at \$100,000 and increasing by 3% each year; and

WHEREAS, PSTA will initiate increased service frequency as soon as possible after the Effective Date, resulting in a pro rata cost for FY25 to the City of no more than \$75,000; and

WHEREAS, PSTA will bill the City on a pro-rated basis for any partial-month operations (e.g. during January 2025); and

WHEREAS, the City and PSTA desire to enter into an agreement with an initial term beginning on January 1, 2025 and ending on September 30, 2027 with one two-year renewal option for the City to contribute funding to support the increased SunRunner service frequency, subject to the terms and conditions of this Agreement.

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

1. RECITALS.

The above recitals are true and correct and incorporated into this Agreement by reference.

2. TERM.

This Agreement shall be effective for an initial term commencing on January 1, 2025 and terminating on September 30, 2027 (“Initial Term”), unless earlier terminated as provided for herein. This Agreement may be extended by mutual written agreement of the Parties for a term of two (2) additional years on the same terms and conditions set forth herein (“Extended Term”), unless earlier terminated as provided for herein. All references in this Agreement to the “Term” means the Initial Term and the Extended Term.

3. CITY FUNDING CONTRIBUTION

- A.** The City shall pay PSTA a total amount not to exceed \$75,000 to be paid in monthly installments of \$8,333.33 for the initial nine months of the Initial Term. This payment is intended to support the Increased Weekend/Evening Frequency (as hereinafter defined) for the remaining nine months of current Fiscal Year 2025 (from January 2025 through September 2025).
- B.** For each subsequent year during the Initial Term and the Extended Term of this Agreement, the City’s annual funding contribution will increase by three percent (3%) over the amount provided in the prior year. Specifically, for the second year (October 1, 2025 through September 30, 2026), the City will contribute an amount not to exceed \$103,000 to be paid in monthly installments of \$8,583.33, and for the third year (October 1, 2026 through September 30, 2027), the City will contribute an amount not to exceed \$106,090 to be paid in monthly installments of \$8,840.83. If the Agreement is extended, for each year of the Extended Term, the same 3% increase will apply to the contribution of the previous year.
- C.** Invoicing: PSTA shall submit to the City a monthly invoice no later than thirty (30) days after the completion of each calendar month during the Initial Term and the Extended Term. The City shall remit payment to PSTA no later than thirty (30) days after receipt of each invoice. If Increased Weekend/Evening Frequency during any month during the Initial Term or Extended Term is provided only during part of the month, the City’s payment for such month shall be prorated based on the number of days of Increased Weekend/Evening Frequency actually provided in that month.

4. PSTA RESPONSIBILITIES.

Beginning on January 10, 2025 or as soon as practical thereafter, PSTA shall increase SunRunner service frequency on Friday and Saturday evenings to match daytime service frequency as follows: service will be provided every 15 minutes from 6 a.m. to 8 p.m. seven days

per week, every 30 minutes from 8 p.m. to midnight on Sunday through Thursday, and every 15 minutes from 8 p.m. to midnight on Friday and Saturday to the SunRunner's 31 stops ("Increased Evening/Weekend Frequency").

5. TERMINATION

Either party may terminate this Agreement for convenience by providing the other party with at least sixty (60) days' prior written notice. Termination will be effective on the sixtieth (60th) day following receipt of such notice by the non-terminating party. If this Agreement is terminated pursuant to this paragraph 5, PSTA shall continue to meet its obligations under paragraph 4 up to the effective date of termination, and the City will be obligated to pay PSTA for monthly installments owed up to the effective date of termination. If termination occurs before the end of a month, the installment payment due for that month will be pro-rated based on the number of days remaining in the month.

If a party defaults on any of the terms and conditions of this Agreement and such failure continues for a period of thirty (30) days following notice from the non-defaulting party specifying the default, then the non-defaulting party may terminate this Agreement immediately upon written notice to the other party.

6. AMENDMENTS

This Agreement may be modified or amended only by a document in writing executed by the Parties with the same formality of this Agreement.

7. GOVERNING LAW

This Agreement will be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the Parties, their successors, and assigns. Venue for any action brought in state court will lie solely in Pinellas County, Florida St. Petersburg Division. Venue for any action brought in federal court will lie solely in the U.S. District Court, Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division.

8. SEVERABILITY

The terms and conditions of this Agreement will be deemed to be severable. Consequently, if any clause, term, or condition hereof is held to be illegal or void, such determination will not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement will continue in full force and effect, unless the particular clause, term or condition held to be illegal or void renders the balance of the Agreement impossible to perform.

9. NOTICES

Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by one party to another must be in writing and will be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY OF ST. PETERSBURG

City of St. Petersburg
175 Fifth Street North

St. Petersburg, FL 33701

Attn: Evan Mory

Director of Transportation & Parking

**PINELLAS SUNCOAST TRANSIT
AUTHORITY**

Pinellas Suncoast Transit Authority
3201 Scherer Drive

St. Petersburg, FL 33716

With a required copy to:

Alan S. Zimmet, General Counsel
400 N. Tampa St., Ste 1600
Tampa, FL 33602

Any party may change its address or designated persons by giving written notice of such change to the other parties pursuant to this paragraph.

10. COMPLIANCE WITH LAWS; PUBLIC RECORDS

The Parties shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue. The Parties shall keep adequate records and supporting documentation applicable to this Agreement in accordance with Florida public records laws, including, but not limited to, §119.01, Florida Statutes, et seq.

11. ENTIRE AGREEMENT

This Agreement reflects the full and complete agreement between the Parties regarding the subject matter contained herein and supersedes all prior or contemporaneous agreements (whether oral or written) between them regarding the subject matter contained herein.

12. SURVIVAL

All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement will survive such expiration or earlier termination.

13. RELATIONSHIP OF PARTIES.

Nothing contained herein will be deemed or construed by the Parties, nor by any third party, as creating a relationship of principal and agent or of partnership or of joint venture between the Parties.

14. EXECUTION

This Agreement may be signed in counterparts by the Parties hereto.

15. NON-APPROPRIATION

The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that fiscal year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligations of the City pursuant to this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

CITY OF ST. PETERSBURG, FLORIDA

ATTEST

By: _____

City Clerk

Print: _____

(SEAL)

Approved as to Form and Content:

City Attorney (Designee) 00782231.docx

PINELLAS SUNCOAST TRANSIT
AUTHORITY

ATTEST

By: _____

Print: Brad Miller

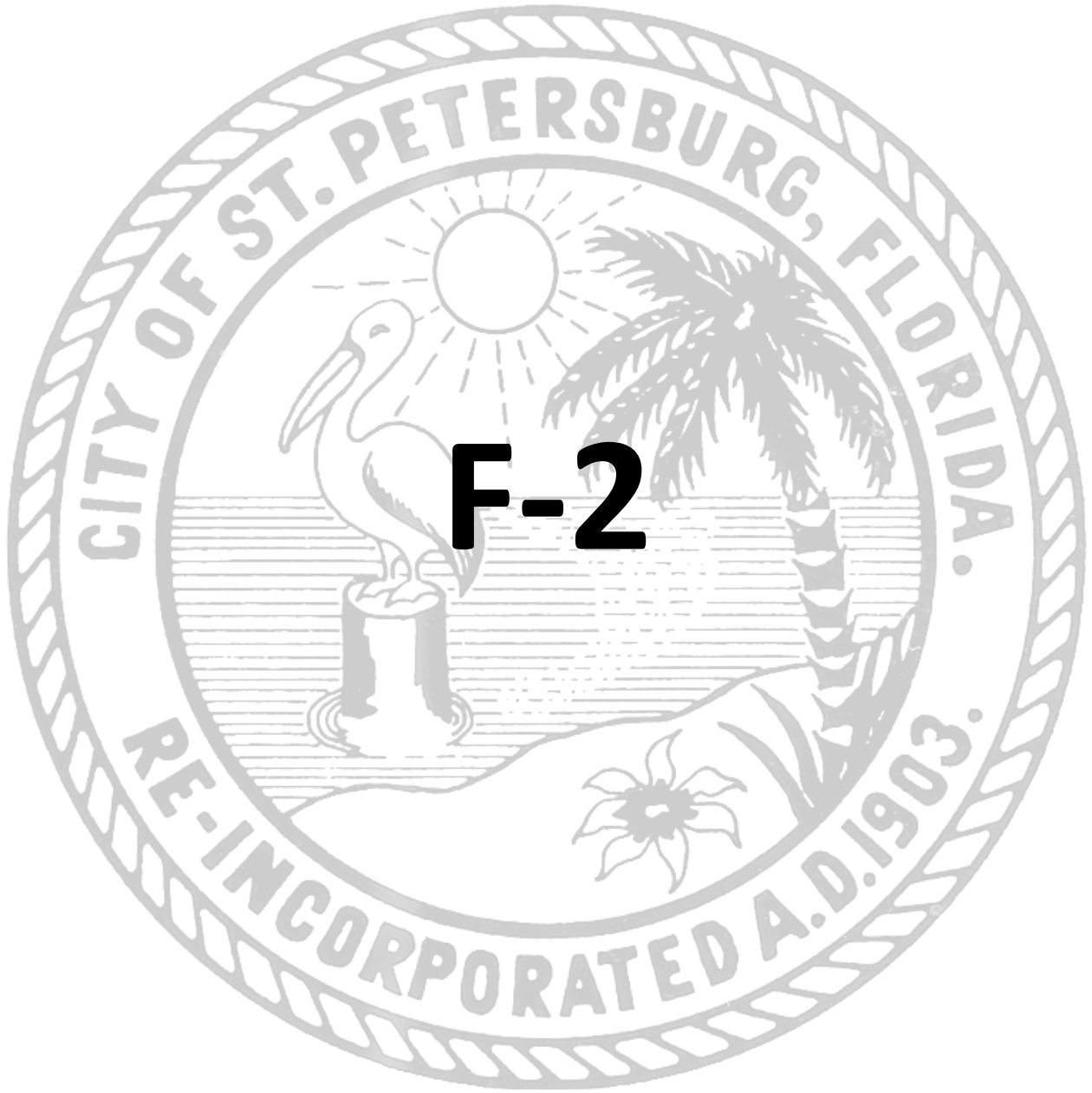
Approved as to form:

By: _____
General Counsel

Rachael Cappolla

The following page(s) contain the backup material for Agenda Item: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated December 5, 2024, in the amount of \$612,056.62 from A.D Morgan Corporation (“CMAR”) for construction phase services for the Lake Vista Rec Center Water Intrusion -Milton Project; approving a transfer in the amount of \$705,000 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$705,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Lake Vista Rec Center Water Intrusion -Milton Project (20951) to provide for the necessary funding for this GMP proposal, the pre-construction phase, and permitting costs; authorizing the Mayor or his designee to execute a CMAR Agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project; (ECID Project No. 25115-130; Oracle Project No. 20951; and providing an effective date.

Please scroll down to view the backup material.



F-2

ST. PETERSBURG CITY COUNCIL

Report

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated December 5, 2024, in the amount of \$612,056.62 from A.D Morgan Corporation (“CMAR”) for construction phase services for the Lake Vista Rec Center Water Intrusion - Milton Project; approving a transfer in the amount of \$705,000 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$705,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Lake Vista Rec Center Water Intrusion - Milton Project (20951) to provide for the necessary funding for this GMP proposal, the pre-construction phase, and permitting costs; authorizing the Mayor or his designee to execute a CMAR Agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project; (ECID Project No. 25115-130; Oracle Project No. 20951; and providing an effective date.

EXPLANATION: On September 8, 2022, City Council acknowledged the selection of five CMAR firms for the CMAR Continuing Services for City Facilities, for the Engineering & Capital Improvements Department and authorized execution of Construction Manager at Risk Agreements with a Guaranteed Maximum Price with those firms. A Letter Agreement was executed with each firm establishing the terms and conditions of the continuing services CMAR Agreement.

The Lake Vista Recreation Center was flooded due to Hurricane Milton. The CMAR shall provide construction services to repair the damages caused by the flooding. Water intrusion reached approximately 6 inches inside the facility. Fortunately, there was no impact on the HVAC or electrical systems, and no structural or civil engineering work is required.

The scope of the rehabilitation project includes installation of approximately 10,000 sq. ft. of vinyl composite tile or equivalent flooring throughout the facility except for the gymnasium which will be wood flooring. Replacement of baseboards throughout the facility, drywall (up to 3 feet where required). Replacement of built-in cabinetry in five rooms, two sink faucets and repairs to other damaged appurtenances. Replacement of (8) interior wood doors and repainting all interior walls, all interior metal doors, and three exterior west-facing walls.

The Engineering and Capital Improvements Department recommends for award:

A.D. Morgan Corporation \$612,056.62

City Code 2-234, Small Business Enterprise Assistance Program, requires a required participation percentage to be assigned to all construction projects of over \$50,000. SBE subcontractors were solicited and a 29.63% SBE goal was established to perform the work.

A supplemental appropriation is required to provide for the necessary funding for this GMP, pre-construction phase, and permitting costs.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to accept a Guaranteed Maximum Price (“GMP”) proposal dated December 5, 2024, in the amount of \$612,056.62

from A.D Morgan Corporation (“CMAR”) for construction phase services for the Lake Vista Rec Center Water Intrusion - Milton Project; approving a transfer in the amount of \$705,000 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$705,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Lake Vista Rec Center Water Intrusion - Milton Project (20951) to provide for the necessary funding for this GMP proposal, the pre-construction phase, and permitting costs; authorizing the Mayor or his designee to execute a CMAR Agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project; (ECID Project No. 25115-130; Oracle Project No. 20951; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a transfer in the amount of \$705,000 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$705,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Lake Vista Rec Center Water Intrusion - Milton Project (20951).

ATTACHMENTS: GMP Proposal
Resolution

RESOLUTION NO. 2025-____

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL DATED DECEMBER 5, 2024, IN THE AMOUNT OF \$612,056.62 FROM A.D MORGAN CORPORATION (“CMAR”) FOR CONSTRUCTION PHASE SERVICES FOR THE LAKE VISTA REC CENTER WATER INTRUSION - MILTON PROJECT; APPROVING A TRANSFER IN THE AMOUNT OF \$705,000 FROM THE UNAPPROPRIATED BALANCE OF THE DISASTER SHORT TERM FINANCING 2024 FUND (2040) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$705,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THIS TRANSFER, TO THE LAKE VISTA REC CENTER WATER INTRUSION - MILTON PROJECT (20951) TO PROVIDE FOR THE NECESSARY FUNDING FOR THIS GMP PROPOSAL, THE PRE-CONSTRUCTION PHASE, AND PERMITTING COSTS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A CMAR AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CMAR FOR THE PROJECT; (ECID PROJECT NO. 25115-130; ORACLE PROJECT NO. 20951; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 8, 2022, City Council (i) acknowledged the selection of five firms, including A.D. Morgan Corporation, as the most qualified firms to provide construction manager at risk services on a continuing basis for City facilities projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including A.D. Morgan Corporation; and

WHEREAS, CMAR has submitted to the City for review and acceptance a GMP proposal in the amount of \$612,056.62 (which includes a \$41,644.49 owner’s contingency) for construction phase services for the Lake Vista Recreation Center Rehabilitation Project (“Project”); and

WHEREAS, the City and CMAR desire to execute the Construction Manager at Risk Agreement that includes a GMP Proposal in the amount of \$612,056.62 for the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a guaranteed maximum price (“GMP”) proposal dated December 5, 2024 in the amount

of \$612,056.62 submitted by A.D Morgan Corporation (“CMAR”) for construction phase services for the Lake Vista Recreation Center Rehabilitation Project is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a CMAR agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY25 from the unappropriated balance of the Disaster Short Term Financing 2024 Fund (2040) to the General Capital Improvement Fund (3001):

Disaster Short Term Financing 2024 Fund (2040)
Transfer to: General Capital Improvement Fund (3001): \$705,000

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, for FY25 to provide for the necessary funding for this GMP proposal, the pre-construction phase, and permitting costs:

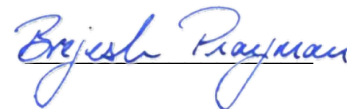
General Capital Improvement Fund (3001)
Lake Vista Rec Center Water Intrusion - Milton Project (20951) \$705,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00783626

DEPARTMENT:



BUDGET:



Disaster Short Term Financing 2024 Fund (2040) Proceeds Usage Tracking Sheet

Department	Project Name	Fund	Amount	Project	Notes
320	Cost of Issuance	2040	\$ 130,250.00		N/A
282	Tropicana Field - General Fund portion	3001	\$ 289,000.00	20927	General Funded portion of item approved by Council on 12/12/24
190	Lake Vista Rec Center Water Intrusion - Milton	3001	\$ 705,000.00	20951	Going to Council on 1/9/2025 for approval
	Total		\$ 1,124,250.00		
	Remaining Amount Available		\$ 48,875,750.00		



A.D. MORGAN

General Contractors
Construction Managers

WE DO MORE

TAMPA

Corporate Headquarters
716 N. Renellie Drive
Tampa, Florida 33609
PH: 813 • 832 • 3033
FAX: 813 • 831 • 9860

BRADENTON

2411-B Manatee Ave W.
Bradenton, Florida 34205
PH: 941 • 747 • 3001
FAX: 941 • 747 • 3015

LAKELAND

1953 E. Edgewood Drive
Lakeland, Florida 33803
PH: 863 • 450 • 4840
FAX: 863 • 450 • 4697

License # CGC044502
www.admorgan.com

December 5, 2024

Cristina Pellizzetti
Senior Capital Projects Coordinator
Engineering and Capital Improvements
City of St. Petersburg

RE: Lake Vista Recreation Center Rehabilitation
Project Number: 25115-130
1401 62nd Avenue S
St. Petersburg, Florida, 33705

Dear Ms. Pellizzetti:

The A.D. Morgan Corporation is pleased to provide you with our proposal for the Lake Vista Recreation Center Rehabilitation Project. This is based on the scope descriptions provided on the report provided by the Engineering and Capital Improvements Department – Site Walkthrough October 2024, dated October 29th, 2024. Please find listed below inclusions, clarifications, and exclusions.

Guaranteed Maximum Price Proposal for project Construction Management Services is Six Hundred and Twelve Thousand Fifty-Six Dollars and Sixty-Two Cents. (\$612,056.62)

Attached are the following documents:

1. Cover Letter and Clarifications
2. Exhibit F
3. Executive Summary
4. GMP Detail
5. General Conditions Breakdown
6. SBE Log
7. Subcontractor Bids
8. Legal Ad

A.D. Morgan has the following clarifications, assumptions, and exclusions:

1. Division 01 – General Conditions and General Requirement

a. General Conditions

- i. A.D. Morgan assumes sufficient parking will be available on the job site for the project staff, workers, and a laydown area for material.
- ii. Temporary Power and Water are by the owner.
- iii. Hazardous Material Testing and Removal is by the owner.
- iv. A designated work area will be provided in the building for an AD Morgan superintendent.
- v. A Preconstruction fee of \$6,600 has been included in the general requirements.
- vi. Permitting will be by AD Morgan.
- vii. Final cleaning has been included as part of the general requirements.

b. Schedule

- i. This GMP Pricing is good for 90 days from the date of submission.
- ii. The project schedule is based on the work starting on a notice to proceed of February 14, 2025. and being substantial complete by May 1, 2025, and final completion by May 15, 2025
- iii. This proposal is based upon a construction schedule of 76 calendar days from Notice to Proceed (NTP) to Substantial Completion and 14 calendar days to final completion.

- iv. The notice to proceed will be issued after all permits are in place and long lead items have been received. The mobilization date is dependent on receipt of all equipment.
- v. Work hours will be from 7:00 am to 3:30 pm Monday through Friday.
- vi. Lead Times for supplies:
 - 1. Millwork lead-time approximately 8 weeks.

c. Allowances and Contingencies

- i. A.D. Morgan has included allowances for the following items:
 - 1. Permitting allowance at \$6,000.
 - 2. Door replacement allowance at \$21,600.
 - 3. Miscellaneous drywall patch and repair allowance at \$10,000.
 - 4. A floor preparation allowance at \$22,000.
 - 5. A paint touch-up allowance at \$2,500.
 - 6. An electrical repair allowance at \$5,000.
 - 7. A Contractor Contingency at \$36,943.57.
 - 8. An Owner contingency of \$41,644.49.

d. Current Market Conditions

- i. A.D. Morgan strongly recommends that all stakeholders work closely together to identify long lead items and pre-order as much of the material ahead of time to mitigate cost escalation and schedule delays due to material availability.
- ii. See attached Market Analysis for details on material availability and price escalation.

e. Exclusions and Assumptions

- i. The Price is good for 90 days.
- ii. Architect and Engineering Design Fees are not included.
- iii. Hazardous Material Surveying and Removal are not included.
- iv. Davis Bacon Wage Rates are not included.
- v. The Construction Manager will have designated office space for a superintendent in the building.
- vi. All Utility Consumption for Water, Gas, and Electric are by the owner.
- vii. Project scopes are based on the provided Site Walk Through report. Changes in scope reflected on the provided permitting drawings will be drawn from the owner and contractor contingencies.

f. Safety

- i. All Federal, State, and Local Safety Regulations will be followed.

2. Division 02 – Existing Conditions and Demolition

- a. Demolition has been performed by the owner as part of the remediation process.
- b. No Hazardous Material Testing or Removal is included.

3. Division 03 – Concrete

- a. None

4. Division 04 – Masonry

- a. None

5. Division 05 – Metals

- a. None

6. Division 06 – Woods and Plastics

- a. Provide Base Cabinets to match existing upper cabinets in rooms 111, 115, 116, 123.
- b. Provide new installation of upper and lower cabinets to match existing in meeting room 110.
- c. Provide Corian solid surface countertops of a Corian level 1 color selection on all lower cabinets being replaced. Backsplashes are not included.
- d. Provide brushed chrome hardware to match existing hardware.

7. Division 07 – Thermal & Moisture

- a. None

8. Division 08 – Openings

- a. An allowance has been included for the replacement of (4) wood door inserts and (4) double wood door inserts.
- b. Door hardware and frames will be reused.

9. Division 09 – Finishes

- a. Drywall and Framing
 - i. Install hi-impact drywall on lower sections of walls where drywall has been removed.
 - ii. Install sound insulation behind the replaced drywall.
 - iii. Tape and finish the new install drywall.
 - iv. An allowance is included for miscellaneous drywall repair.
- b. Epoxy Flooring
 - i. Install epoxy floor coating equal to Pearl Epoxy Coatings standard color blend at the gym perimeter and kitchen.
 - ii. Remove the existing epoxy coating in the kitchen.
 - iii. Prepare and grind all surfaces prior to coating installation.
 - iv. Alternate 1 – install epoxy flooring in common hallways in place of VCT flooring.
 - v. Alternate 2 – install epoxy flooring in place of painted floors in storage rooms 122 and 124.
- c. Flooring
 - i. Install VCT flooring in rooms teen room, storage room 109, meeting room 110, art room, common area hallways, and community room. Standard color selection.
 - ii. Provide standard ceramic tile wall base installation in restrooms.
 - iii. Provide carpet tile in office 114, 113, and reception area. Standard color selection.
 - iv. Provide rubber base at all areas that new carpet tile or VCT have been installed.
 - v. An allowance is included for floor preparation.
- d. Wood Flooring
 - i. The wood gym floors and metal transition strip are by owner.
- e. Painting
 - i. Prep and paint all interior walls.
 - ii. Prep and paint west facing exterior walls.
 - iii. Prep and paint interior doors.
 - iv. Prep and paint interior door frames.
 - v. Prep and paint storage room floors.
 - vi. An allowance has been included for miscellaneous paint touch-ups.

10. Division 10 – Specialties

- a. None

- 11. Division 11 – Equipment**
 - a. None
- 12. Division 12 – Furnishings**
 - a. None.
- 13. Division 13 – Special Construction**
 - a. None
- 14. Division 14 – Conveying Systems**
 - a. None.
- 15. Division 21 – Fire Protection**
 - a. None.
- 16. Division 22 – Plumbing**
 - a. Provide and install a 3-bay sink in the kitchen and a 1-bay sink in art room.
 - b. Furnish and install new toilets and lavatory hardware in rooms 105, 106, 117.
 - c. Furnish and install flush valves at room 118 and 119.
 - d. Furnish and install urinal hardware at room 119.
 - e. Install faucets and trim at rooms 118 and 119.
- 17. Division 23 – HVAC**
 - a. None
- 18. Division 26, 27, and 28 – Electrical and Technology**
 - a. An allowance has been included for miscellaneous electrical repairs.
- 19. Division 31, 32, and 33 – Sitework**
 - a. None

Drawings and Specification Log

- a. Refer to the attached October site walk report dated October 29th, 2024.

On behalf of the A.D. Morgan Corporation, I would like to express our sincere appreciation for presenting us with the opportunity to become part of your project. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,
The A.D. Morgan Corporation

Jeremy M. Warner

Jeremy M. Warner
Director of Preconstruction

EXHIBIT F - GUARANTEED MAXIMUM PRICE
Lake Vista Recreation Center Rehabilitation
Project Number: 25115-130

Construction Cost		\$	333,472.73
General Conditions		\$	132,585.49
Contractor Contingency		\$	36,943.57
	Subtotal:	\$	503,001.79

CM Fee	10.50%	\$	52,815.19
General Liability	1.03%	\$	5,205.06
Other Insurance	0.00%	\$	-
	Subtotal:	\$	58,020.25

Builder's Risk		\$	623.86
Performance Bond		\$	8,766.24
Owner's Contingency		\$	41,644.49
	Subtotal:	\$	51,034.59

Guaranteed Maximum Price		\$	612,056.62
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1 City of St Petersburg
 2 Lake Vista Recreation Center Rehabilitation
 3 GMP
 4 Executive Summary
 5 December 5, 2024



			Epoxy Floors In Hallway In Place of VCT	Epoxy Floors In Storage Rms 122 and	
8	Division	Description	Cost	Alternate 1	Alternate 2
9	Division 01	General Requirements	56,341.02	N/A	N/A
10	Division 02	Existing Conditions	N/A	N/A	N/A
11	Division 03	Concrete	N/A	N/A	N/A
12	Division 04	Masonry	N/A	N/A	N/A
13	Division 05	Metals	N/A	N/A	N/A
14	Division 06	Woods & Plastics	55,679.90	N/A	N/A
15	Division 07	Thermal & Moisture	N/A	N/A	N/A
16	Division 08	Doors and Openings	21,600.00	N/A	N/A
17	Division 09	Finishes	199,064.83	-5,593.14	1,658.00
18	Division 10	Specialties	N/A	N/A	N/A
19	Division 11	Equipment	N/A	N/A	N/A
20	Division 12	Furnishings	N/A	N/A	N/A
21	Division 13	Special Construction	N/A	N/A	N/A
22	Division 14	Conveying Systems	N/A	N/A	N/A
23	Division 21	Fire Protection	N/A	N/A	N/A
24	Division 22	Plumbing	31,750.00	N/A	N/A
25	Division 23	HVAC	N/A	N/A	N/A
26	Division 26,27,28	Electrical	5,000.00	N/A	N/A
27	Division 31,32,33	Exterior Improvements	N/A	N/A	N/A
28					
29		Subtotal	369,435.75	-5,593.14	1,658.00
30		General Conditions	96,622.46	In Base Bid	In Base Bid
31	10.00%	Contractor's Contingency	36,943.57	N/A	165.80
32		Subtotal	503,001.79	-5,593.14	1,823.80
33	10.50%	CM Fee	52,815.19	N/A	191.50
34		General Liability Insurance	5,205.06	N/A	14.10
35		Other Insurance	0.00	N/A	0.00
36		Subtotal	561,022.03	(5,593.14)	2,029.40
37	0.10%	Builder's Risk Insurance	623.86	N/A	1.69
38	1.27%	CM Bonding	8,766.24	N/A	21.04
39	Fixed	Owner's Contingency	41,644.49	N/A	101.47
40		Total	612,056.62	-5,593.14	2,153.60

City of St Petersburg
Lake Vista Recreation Center Rehabilitation
GMP



Estimate Detail
December 5, 2024

Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Epoxy Floors In Hallway In Place of VCT	Epoxy Floors In Storage Rms 122 and 124	Subcontractor
DIVISION 01 - GENERAL REQUIREMENTS									
	General Conditions - Material	1	LS	\$35,963.02	\$35,963.02	\$56,341.02	Alternate 1	Alternate 2	
	Preconstruction	1	LS	\$6,600.00	\$6,600.00				
	Permit Allowance	1	LS	\$6,000.00	\$6,000.00				Allowance
	Final Cleaning	1	LS	\$7,778.00	\$7,778.00				E-Zee Cleaning
DIVISION 02 - EXISTING CONDITIONS									
02A - Demolition Package									
	Demolition Package	1	LS	Work By Others	Work By Others				
DIVISION 03 - CONCRETE									
DIVISION 04 - MASONRY									
DIVISION 05 - METALS									
DIVISION 06 - WOODS AND PLASTICS									
06B - Millwork Package									
	Millwork Package	1	LS	\$52,506.00	\$52,506.00				Home Pride Cabinets
	Base Cabinets to Match Existing (Rms 116, 111, 115, 123)	1	LS	Included Above	Included Above				
	New Install Upper and Lower Cabinets (Rm 110)	1	LS	Included Above	Included Above				
	Solid Surface Countertops (Corian Level 1)	1	LS	Included Above	Included Above				
	Brushed Chrome Hardware to Match Existing	1	LS	Included Above	Included Above				
	Full Extension Drawers	1	LS	\$1,291.00	\$1,291.00				
	Subcontractor Bonding	1	LS	\$1,882.90	\$1,882.90				
DIVISION 07 - THERMAL & MOISTURE									
DIVISION 08 - OPENINGS									
08A - Door Package									
	Door Package Allowance	12	EA	\$1,800.00	\$21,600.00				Allowance
	Replace Wood Doors	1	LS	Included Above	Included Above				
	Salvage Hardware	1	LS	Included Above	Included Above				
DIVISION 09 - FINISHES									
09B - Metal Framing/Drywall Package									
	Drywall and Insulation Package	1	LS	\$15,500.00	\$15,500.00				Garrard
	Install Hi Impact Board	1	LS	Included Above	Included Above				
	Install Sound Insulation	1	LS	Included Above	Included Above				
	Tape and Finish Drywall	1	LS	Included Above	Included Above				
	Miscellaneous Patch and Repair Allowance	1	LS	\$10,000.00	\$10,000.00				Allowance
09D - Ceramic Tile Package									
	Ceramic Tile Package	1	LS	Include In 09E	Include In 09E				
						\$199,064.83			

City of St Petersburg
 Lake Vista Recreation Center Rehabilitation
 GMP



Estimate Detail
 December 5, 2024

Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Epoxy Floors In Hallway In Place of VCT	Epoxy Floors In Storage Rms 122 and 124	Subcontractor
							Alternate 1	Alternate 2	
09E - Epoxy Flooring Package									
	Epoxy Flooring Package								
	Epoxy Coating Gym Perimeter Floor	1	LS	Included Below	Included Below				Pearl Epoxy Coating
	Epoxy Coating In Kitchen	1	LS	\$11,742.20	\$11,742.20				
	Epoxy Coating In Hallways	1	LS	\$2,382.96	\$2,382.96				
	Epoxy Coating In Storage Rooms (122 and 124)	1	LS	Alternate 1	Alternate 1		\$6,550.61	\$2,658.00	
	Epoxy Coating In Storage Rooms (122 and 124)	1	LS	Alternate 2	Alternate 2				
09E - Resilient Flooring Package									
	Flooring Package								
	VCT Flooring	1	LS	\$102,260.38	\$102,260.38				Miljan Flooring
	Ceramic Tile Base	1	LS	Included Above	Included Above				
	Rubber Base	1	LS	Included Above	Included Above				
	Carpet Tile	1	LS	Included Above	Included Above				
	Hallway Flooring Duct	1	LS	Alternate 1	Alternate 1				
	Floor Preparation/Moisture Mitigation/Crack Repair	8800	SF	\$2.50	\$22,000.00				Allowance
	Metal Perimeter Transition Strip - Gym	1	LS	Work By Owner	Work By Owner				Included In Wood Floor Scope
	Subcontractor Bonding	1	LS	\$3,479.29	\$3,479.29				
09F - Wood Flooring Package									
	Wood Gym Flooring Package - Not In Scope								
	Wood Gym Flooring Package - Not In Scope	1	LS	Work By Owner	Work By Owner				
09G - Painting Package									
	Paint Package								
	Prep and Paint Doors	1	LS	Included Below	Included Below				Premium Painters
	Prep and Paint Door Frames	1	LS	\$2,500.00	\$2,500.00				
	Prep and Paint All Interior Walls	1	LS	\$1,550.00	\$1,550.00				
	Concrete Floor Paint at Storage Rooms	1	LS	\$18,500.00	\$18,500.00				
	Exterior Wall Painting	1	LS	\$2,400.00	\$2,400.00				
	Miscellaneous Paint Touch-Up Allowance	1	LS	\$4,250.00	\$4,250.00				Allowance
	Miscellaneous Paint Touch-Up Allowance	1	LS	\$2,500.00	\$2,500.00				
DIVISION 10 - SPECIALTIES									
									N/A
DIVISION 11 - EQUIPMENT									
									N/A
DIVISION 12 - FURNISHINGS									
									N/A
DIVISION 13 - SPECIAL CONDITIONS									
									N/A
DIVISION 14 - CONVEYING SYSTEMS									
									N/A
DIVISION 21 - FIRE PROTECTION									
									N/A
DIVISION 22 - PLUMBING									
									N/A
	22A - Plumbing Package								\$31,750.00
	Plumbing Package	1	LS	\$31,750.00	\$31,750.00				Ducon Plumbing

City of St Petersburg
 Lake Vista Recreation Center Rehabilitation
 GMP



Estimate Detail
 December 5, 2024

Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Epoxy Floors In Hallway In Place of VCT	Epoxy Floors In Storage Rms 122 and 124	Subcontractor
	DIVISION 23 - HVAC					N/A			
	DIVISION 26, 27, & 28 ELECTRICAL					\$5,000.00			
	26A - Electrical Package								
	Electrical Repair Allowance	1	LS	\$5,000.00	\$5,000.00				Allowance
	DIVISION 31, 32, & 33 SITEWORK					N/A			
	SUBTOTALS			Check	\$369,435.75	\$369,435.75	-\$5,593.14	\$1,658.00	
	General Conditions					\$96,622.46	In Base Bid	In Base Bid	
10.00%	Contractor's Contingency					\$36,943.57	N/A	\$165.80	
	SUBTOTALS					\$503,001.79	-\$5,593.14	\$1,823.80	
10.50%	CM Fee					\$52,815.19	N/A	\$191.50	
	General Liability Insurance					\$5,205.06	N/A	\$14.10	
	Other Insurance					\$0.00	N/A	\$0.00	
	SUBTOTALS					\$561,022.03	-\$5,593.14	\$2,029.40	
	Builder's Risk Insurance					\$623.86	N/A	\$1.69	
	CM Bonding					\$8,766.24	N/A	\$21.04	
Fixed	Owner's Contingency					\$41,644.49	N/A	\$101.47	
	Total			Check		\$612,056.62	-\$5,593.14	\$2,153.60	

1 City of St Petersburg
 2 Lake Vista Recreation Center Rehabilitation
 3 GMP
 4 GENERAL CONDITIONS
 5 December 5, 2024




		Fill this in	
		90	Calendar Days
Project Duration		13	Weeks
		3	Months

LABOR GENERAL CONDITIONS

Line	Cost Code	DESCRIPTION	TIME ON JOB	QUANTITY	UNITS	LABOR /W BURDEN	MATERIAL	TOTAL
15	000110	Project Executive (John K.)	10%	1.3	Weeks	\$ 6,753	\$ -	\$ 8,778
16	000102	Superintendent	100%	13.0	Weeks	\$ 4,178	\$ -	\$ 54,313
17	000112	Project Manager	50%	6.5	Weeks	\$ 4,076	\$ -	\$ 26,491
18	000132	Project Accountant	20%	2.6	Weeks	\$ 2,707	\$ -	\$ 7,039
19	000121	Project Coordinator	30%	3.9	Weeks	\$2,014	\$ -	\$ 7,855
							SUBTOTAL LABOR:	\$ 96,622

MATERIAL GENERAL CONDITIONS

Line	Cost Code	DESCRIPTION	NOTES	QUANTITY	UNITS	LABOR	MATERIAL	TOTAL	
Project Fees, Testing, and Surveying									
24	011000	Architectural & Engineering Fees		0	LS	\$ -	By Owner	By Owner	
25	011003	Material Testing		0	LS	\$ -	By Owner	By Owner	
26	011004	Hazardous Material Testing and Removal		0	LS	\$ -	By Owner	By Owner	
Advertisement & Outreach									
28	011050	Legal Advertisement		1	LS	\$ -	\$ 453.00	\$ 453	
Photographs									
30	011100	Progress Photos		3	Mo	\$ -	\$ 100.00	\$ 300	
Reproduction Costs									
32	011150	Construction Drawings & Specifications		3	Mo	\$ -	\$ 250.00	\$ 750	
Jobsite Office / Trailers									
34	011204	Storage Trailer	1	3	Mo	\$ -	\$ 250.00	\$ 750	
35	011205	Storage Trailer Set-Up/Removal	1	1	LS	\$ -	\$ 500.00	\$ 500	
36	011206	Office Furniture		3	Mo	\$ -	\$ 500.00	\$ 1,500	
37	011207	Office Equipment - Copier/Fax/Plotter		3	Mo	\$ -	\$ 800.00	\$ 2,400	
38	011208	Office Supplies		3	Mo	\$ -	\$ 275.00	\$ 825	
39	011209	Ice, Water, Cups		3	Mo	\$ -	\$ 125.00	\$ 375	
40	011210	Delivery/Postage Charge		3	Mo	\$ -	\$ 200.00	\$ 600	
Temporary Utilities									
42	011251	Temporary Electric - Usage (Building)		3	Mo	\$ -	By Owner	By Owner	
43	011252	Temporary Water - Usage (Monthly)		3	Mo	\$ -	By Owner	By Owner	
44	011253	Temporary Toilets	2	3	Mo	\$ -	\$ 600.00	\$ 1,800	
45	011254	Temporary Wash Stations	1	3	Mo	\$ -	\$ 150.00	\$ 450	
Temporary Staging & Parking									
Dumpsters and Cleaning									
48	011350	Daily Clean-Up	Crew Size	13	Week	\$ -	\$ 412.50	\$ 5,363	
49	011356	Trash Removal/ Dump Fees		4	Ea	\$ -	\$ 500.00	\$ 2,000	
Temporary Barricades & Fencing									
51	011410	Temporary Protection		1	LS	\$ -	\$ 5,000.00	\$ 5,000	
Tools, Material Access & Rental Equipment									
53	011450	Small Tools		3	Mo	\$ -	\$ 250.00	\$ 750	
Jobsite Signage									
55	011500	Jobsite Sign		1	LS	\$ -	\$ 500.00	\$ 500	
Safety									
57	011550	Safety Inspections		3	Mo	\$ 1,214.51	\$ 300.00	\$ 4,544	
58	011551	First Aid / Safe Site		3	Mo	\$ 500.00	\$ -	\$ 1,500	
Security									
Technology									
61	011651	Technology - P-6 Initial Scheduling		1	LS	\$ 750.00	\$ -	\$ 750	
62	011651	Technology - P-6 Scheduling Updates		3	Mo	\$ 150.00	\$ 150.00	\$ 900	
63	011652	Technology - ProCore Proj Mgmt		1	LS	\$ -	\$ 1,530.00	\$ 1,530	
64	011653	IT / Data Management		3	Mo	\$ 250.00	\$ 150.00	\$ 1,200	
BIM / 3D Modeling									
Travel									
Close-Out Documentation									
68	011751	As Built Survey/ Close Out Documents		1	LS	\$ -	\$ 1,224.00	\$ 1,224	
							Subtotal - Material	\$ 35,963	
								Total General Conditions	\$ 132,585
								Total General Conditions per Month	\$ 44,195

1	City of St. Petersburg						
2	Lake Vista Recreation Center Rehabilitation						
3	GMP						
4	SBE/MBE/WBE Report						
5	12/5/2024						
6							
7	TOTAL GMP AMOUNT:		\$	612,056.62			
8							
9	Bid Breakdown		Solicited	-	Submitted	-	Awarded
10	Total Number of Bids:		154		15		6
11	Total Number of SBE/MBE/WBE Bids:		17		5		4
12							
13	Proposed SBE/MBE/WBE Subcontractor	Type	Scope of Work		Subcontract Amount	% of GMP	
14	Pearl Epoxy Coating	SBE	Epoxy Flooring		\$ 14,125	2.31%	
15	Mijan Flooring	SBE	Flooring		\$ 127,740	20.87%	
16	Premium Painters	SBE	Painting		\$ 31,700	5.18%	
17	E-Zee Cleaning	SBE	Final Cleaning		\$ 7,778	1.27%	
18					\$ -		
19	Total SBE/MBE/WBE Subcontract Amount:				\$ 181,343	29.63%	



**E-ZEE Commercial Cleaning
Commercial Construction Final Cleaning**

333 N Falkenburg Road, unit A-108, Tampa, FL 33619

Office: (813) 654-3816

Cell: (813) 802-7881

ezeecommercialcleaning@gmail.com

Pressure Washing & Power Scrubbing

Carpet Cleaning & Water Extraction

Emergency Service 24/7

Date: 11/14/24

To: AD Morgan

Subject: Lake Vista Recreation Center, 1401 62nd Ave S

Pursuant to your request, we will supply materials, labor and supervision to complete the one time final cleaning of the above project of 11,921 sq ft

Clean, apply 2 coats of wax and buff VCT

Clean epoxy and concrete with walk behind floor scrubber

Clean base

Vacuum carpet

Multiple mobilizations

Total:\$7,778

Sincerely,

Zaira Thompson

President

E-Zee Commercial Cleaning is proud to be SBE/DM/DWBE certified through the Hillsborough County Board of Commissioners

Exclusions: re-cleaning of previously cleaned areas, items not listed in the above scope of work, removal of epoxy grout from tile, requests for additional trips to job site



HOME PRIDE CABINETS, INC.

Celebrating 34 Years



Since 1990

8503 Sunstate St
Tampa, Florida 33634
(813) 887-3782
Fax: (813) 889-7924

Date: 11/27/24
Job No. _____

Seller: Home Pride Cabinets, Inc. ("Home Pride")

Purchaser: _____

Physical Address: _____

Billing Address: _____

Phone Numbers: _____

Job Address: _____

The following prices are good for 30 days from the above date:

For good and valuable consideration, the receipt of which is hereby acknowledged, Purchaser hereby agrees to purchase from Seller, and Seller agrees to sell and render to Purchaser the following Goods and Services (collectively referred to here as "Goods") as follows:

Lake Vista Recreation Center St. Petersburg, FL

Production/fabrication lead time is approximately 5-7 weeks from the time we have approved shop drawings and signed change orders. If this is too long, please let us know and we can send you a cost to expedite if it is possible to do so.

Manufacture, deliver and install the following as described below.

PLYWOOD CABINET SPECIFICATIONS

1. All cabinet (sides, tops, backs, and bottoms) 3/4" plywood, with white cabinet liner interior.
2. Wall cabinets are 12" deep not including the doors with 11 1/4" clear inside depth. Base cabinets are 24" deep not including the doors with 23 1/4" clear inside depth.
3. Cabinet doors and drawers: 3/4" white melamine on the interior surface. High pressure plastic laminate on face, 1 MM PVC edge banding. At Craft Room – Doors/drawer fronts to be Conestoga Stockbridge – painted to match existing wall cabinets.
4. Cabinets laminated with a high-pressure plastic laminate on all exterior visible surfaces. All edge banding 1 MM PVC. **No color specified; Wilsonart 38/60 finish included.**
5. All sub bases (toe kicks) Constructed as a separate cabinet part, 3/4" plywood with a high-pressure plastic laminate on all exterior visible surfaces.
6. Hinges: Blum 100-degree, self-closing.

7. Drawer boxes: Blum (Meta Box system) with 3/4" plywood bottom.
8. Hardware: 4" brushed chrome wire pulls to match existing. At Craft Room – match existing.
9. Adjustable shelves: (line bored with shelf pins) 3/4" thick plywood with white cabinet liner, .018MM PVC edge band.
10. Solid surface countertops: 3/4" plywood substrate built up to 1-1/2" edge thickness with 1/8" round over edge treatment. **No color specified; Corian level 1 included.**
11. All demolition by others. All in-wall blocking by others.

- Craft Room 116
 - Base cabinets to match existing wall cabinets (see specs above)
 - Solid surface countertop and 4" backsplash
- Meeting Room 110
 - Base cabinets
 - 33"W base cabinet with door & drawer above x8
 - 12"W drawer base cabinet x2
 - Wall cabinets
 - 33"W x 36"H wall cabinet x8
 - 12"W x 36"H wall cabinet x2
 - Cam locks at all doors/drawers
 - 290"L x 25"D solid surface countertop and 4" backsplash
- Break Room 111
 - Base cabinets to match existing wall cabinets
 - Solid surface countertop and 4" backsplash
- Reception 115
 - Base cabinets
 - Solid surface countertops and transaction tops
 - PLAM panels at existing knee walls (Wilsonart 38/60 finish)
 - PLAM support panel x4
 - Wire grommet x4
- Kitchen 123
 - Base cabinets to match existing wall cabinets
 - No toe kicks
 - 4"H adjustable legs at base cabinets, Richelieu #501016174
 - Solid surface countertops and 4" backsplash
 - Solid surface pass-thru countertop
 - Sink by others

Total Price: \$52,506.00

Options:

- **To change cabinet construction to particle board**
Deduct: \$3,261.00
- **To change drawer guides to KV8400 full extension**
Add: \$1,291.00

**** Bid based on Bid Package #06A Millwork Schedule A, as built drawings dated 07/29/13, & site visit ****

UNKNOWN CONDITIONS: It is the intent of the Seller to provide the Purchaser with the most exact design as possible. In some situations, "Unknown Conditions" may be discovered that cannot be anticipated. Therefore, the above pricing is based on the belief that when the structure is ready for cabinetry installation, the approved designs will work. Under circumstances that this is not the case, the Seller will do everything to "right" the situation. However, any additional cost will be the responsibility of the Purchaser.

TERMS: Within a reasonable time after the Effective Date of this Agreement, Seller shall prepare Drawings in accordance with the Specifications as set forth above. Purchaser shall review and approve the Drawings when ready. Purchaser shall not be entitled to request additional goods and services beyond the specifications agreed to above, except in accordance with the Change Order Procedure set forth below. Purchaser shall initial the Drawings which shall constitute approval to construct, order and install the Goods in accordance with the Drawings and the terms of this Agreement. If Purchaser does not initial the Drawings within 48 hours of written request by Seller, Seller shall have the option to: 1) Construe the refusal to initial as Purchaser's approval and commence work as if approved, or 2) Construe the refusal as a material breach and stop any further work, invoicing the Purchaser for the time incurred at a reasonable hourly rate of \$80/hour or 3) Avail itself of any and all remedies at law or in equity that it may have. Payment is due upon invoice. Purchaser shall pay Seller monthly default interest in the amount of 1 1/2% of the outstanding balance.

CHANGE ORDERS: PURCHASER may request certain construction and/or architectural changes, but SELLER has sole discretion to accept or reject requested changes. Upon SELLER and/or Lender's approval, PURCHASER agrees to pay for each item in advance of construction start. After construction start the purchaser may request certain changes, but SELLER has sole discretion to accept or reject requested changes, each change order after construction start will have a \$100.00 change order fee, plus the cost of the changes, paid by the PURCHASER to the SELLER prior to the change being made. Such payments will be in addition to and separate from the total sales price. All Change Orders must be made in writing by PURCHASER to SELLER on SELLER'S Change Order Request Form which requires payment at the time of execution of said Change Order Request. Change Orders are not considered valid unless signed by an officer of SELLER. Due to the nature of change orders altering the contract, any good faith effort of SELLER to perform the change orders shall be adequate performance. Change Order changes are not to be refunded under any circumstance after the start of construction and are not included toward liquidated damages. Purchaser acknowledges that change orders will delay completion.

DELIVERY: Home Pride makes no promises or guarantees of agreements relating to the completion, delivery and installation date of Goods. Home Pride is not liable for delays attributable to circumstances beyond its control, including, but not limited to, delays in delivery by its suppliers, limitation on availability of materials and supplies, natural disasters, acts of God, third parties or labor disorders. If delivery as originally scheduled is delayed or prevented by Purchaser, Home Pride may invoice Purchase and store the Goods at Purchaser's expense. The purchaser further agrees that the seller shall not be responsible for any loss or damage after delivery other than that caused by employees of Home Pride.

CANCELLATION: The Goods ordered here are custom fabricated and/or ordered and are not subject to cancellation by Purchaser.

ACCEPTANCE: If Purchaser does not object in writing to Seller within five (5) days after delivery and installation of the Goods, such shall be deemed by the parties to constitute Purchaser's acceptance of the Goods and services and an acknowledgment they are in complete conformity with the terms of this Agreement

WARRANTY: Home Pride warrants to the original Purchaser that its goods shall, at the time of delivery hereunder, and for a period of three hundred and sixty days (360) thereafter, be free from defects in materials and workmanship. Purchaser shall give Home Pride prompt written notice of any alleged defect and a reasonable opportunity to inspect same. Home Pride's sole obligation under this warranty shall consist exclusively of repairing or replacing, free of charge any of the Goods delivered and reasonably determined by Home Pride upon inspection to be defective. (Any defect in the Goods not manufactured by Home Pride, but part of the Goods ordered and delivered is limited to such warranty as is provided by the original manufacturer of said Goods.) **THE FOREGOING WARRANTY IS EXPRESSLY IN LIEU OF ANY OTHER WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF DESCRIPTION, QUALITY, MERCHANT ABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER MATTER. IN NO EVENT SHALL HOME PRIDE BE LIABLE FOR ANY OTHER REMEDY** including, but not limited to, incidental or consequential damages, lost profits, lost sales, injury to person or property or any other incidental or consequential loss, arising out of any defect in or failure of the Goods or any part thereof. Home Pride's sole and exclusive liability to Purchaser under this Agreement shall be limited to repair or replacement of defective Goods within the warranty period. Correction of such defects, in the manner and time provided above shall constitute a fulfillment of all liabilities of Home Pride under this Agreement. Home Pride accepts no liability for water damage of any kind or cause to any of its goods. Because wood is a natural product Home Pride does not guarantee that any two pieces of wood will match in grain or color and that painted products may crack and such shall not be a defect.

If a product fails within the warranty period and is no longer available from the original manufacturer Home Pride will replace only the defective material with a comparable product at Home Pride's discretion.

CONFIDENTIALITY: Any designs, sketches, engineering drawings, or similar material originated by Home Pride are submitted in confidence and will not be disclosed by Purchaser to any third party. Unless agreed to in writing all such items and copyrights protecting them are owned by Home Pride.

GRANITE AND MARBLE: Natural stones are products of nature: Expect variation on color, shade, and veining within all products. Granite and marble products are sold as is. Home Pride is not responsible for:

1. Fissures, spots, color variation, veining, filling and/or cracks present on any natural stone.
2. Alteration of color, shade, scratches or wear of shine on material after installation or fabrication.

MISCELLANEOUS PROVISIONS: This Agreement contains the full and entire agreement between the parties hereto, and no oral or written understanding with any representative of Home Pride is of any force or effect whatsoever. This Agreement is binding on and shall inure to the benefit of the heirs, executors, administrators, successors, or assigns of the respective parties hereto. This Agreement shall not be amended or altered in any manner unless such amendment or alteration is in writing and signed by the parties hereto. Any amendment to this Agreement shall be incorporated and made a part hereof. This Agreement shall be construed under and in accordance with the laws of the State of Florida and all obligations of the parties created hereunder are performable in Hillsborough County, Florida. The proper venue for any litigation between the parties relating in any way to this transaction, Agreement or the Equipment shall be in Hillsborough County, Florida. Should it become necessary to hire legal representation relating to any dispute under this Agreement, whether a lawsuit be filed or not, the prevailing party shall be entitled to reasonable attorneys fees plus costs, through appellate proceedings, if necessary, in addition to any other relief to which it may be entitled. The waiver, or repeated waiver, by either party hereto of any breach of any provision of this Agreement by other party, shall not be deemed to be a waiver of the breach of any other provision or of any subsequent breach of such provision. Any notice, request, demand, waiver, consent, approval or other communication which is required or permitted here under shall be in writing and shall be deemed given only if delivered personally or sent by overnight, registered or certified mail, postage prepaid, to the parties' respective principal places of business. Such notice, request, demand, waiver, consent, approval or other communication will be deemed to

have been given as of the date so personally delivered, one business day after delivery by overnight mail, or three (3) business days after being deposited in the U.S. mail. The rules of construction, which require the terms of an agreement to be construed most strictly against the drafter of such an agreement, are hereby waived and relinquished by each party. Any provision of this Agreement, which is invalid or unenforceable the remaining provisions hereof, and any such invalidity or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

HOME PRIDE CABINETS, INC.

BY: _____

TITLE: _____

DATE: _____

PURCHASER:

BY: _____

PRINT: _____

EFFECTIVE DATE: _____



LIC# CBC1258795 MBE

PROPOSAL

PAGE 1

DATE: December 03, 2024

TO: The A.D. Morgan Corporation
716 N. Renellie Dr
Tampa, FL.

PROJECT: Lake Vista Rec Center
St Petersburg, FL. 1

ATT: Kevi Monsen

PHONE: 813-832-3033

We are hereby providing our proposal on the aforementioned project. This bid includes labor materials and taxes.

SCOPE: DRYWALL DAMAGE REPAIR.

Furnish and Install sound insulation.
Furnish and Install 5/8" hi impact board.
Tape and finish new drywall.
Clean debris to GC's dumpster.

BASE BID DRYWALL & INSULATION.... \$ 15,500.00

EXCLUSIONS: Any Demo, Permits, Utilities, floor protection. Any Painting or primer.

SINCERELY,

A handwritten signature in black ink, appearing to read 'Abel Sosa', is written over a horizontal line.

ABEL SOSA
ESTIMATOR
CELL # 407-234-7314 abel.sosa@garrardinc.com

Main Office

5578 Commercial Blvd.
Winter Haven, Fl 33880
Phone 863-967-3992 Fax 863-968-1816

Tampa Office

9942 Currie Davis Dr. Suite A
Tampa, FL. 33619
Phone 813-628-9091 Fax. 813-628-9014



Pearl Epoxy Designs

Alphonso Evans

4905 34th St S Ste 165

St. Petersburg, FL 33711

727-766-6774

info@pearlepoxydesigns.com

TO: Kevin Mosen for A.D. Morgan Corporation

Project #P2024-047

1401 62nd Avenue South

St. Petersburg, FL 33705

Date: 12/2/24

Description of the job: Prepping of the floors; installing new floors to kitchen, gym perimeter, and storage rooms; alternative area of the entry and hallways

OUR PROPOSAL

Thank you for the opportunity to submit our proposal for replacing your current flooring with a modern, durable epoxy flake system or epoxy metallic coating system. Our team is committed to delivering a high-quality solution that enhances both the aesthetic appeal and functionality of your space. The epoxy flake system and the epoxy metallic coating system we propose offers exceptional durability, slip resistance, and ease of maintenance, making it ideal for high-traffic environments. We are confident that this upgrade will not only improve the appearance of your facility but also provide long-term value and performance.

PROJECT PROCESS

Gym Perimeter 2,474 square feet

Existing floor has a sealant on it.

For the gym perimeter we will prepare a grind and seal. The "grind and seal" process is a widely used method for creating durable, visually appealing concrete floors. It involves grinding the surface of the concrete to smooth it out and then applying a protective sealant. This method is popular for residential, commercial, and industrial spaces because it enhances the concrete's appearance, durability, and stain resistance.

Installation process/Scope of Work:

Step 1 – Inspection: Thorough inspection of the surface to see what is necessary for preparing it for the recoating process.

Step 2 – Grinding/Prepping: The surface is ground using diamond grinding tools, progressing from coarse to fine grits, depending on the desired finish. This process will remove the old sealant on the surface along with any other



containments that may be present. We use a commercial size grinder with attached vacuum with HEPPA filters that will reduce the amount of dust during grinding.

After grinding the floor, if there are any cracks, chips, or imperfections in the concrete, they will need to be repaired to create a suitable profile of the concrete surface.

Step 3 – Cleaning Post-Grinding: After grinding the floor is cleaned again to remove dust and debris, ensuring a clean surface for sealant application.

Step 4 – Sealant Application: A protective sealer is applied to the surface to enhance durability and appearance. We are using Endurable Concrete Sealer which allows for an efficient application, extremely durable, and long-lasting. It is low VOC content and is low odor. It is heavy-duty and can be used in areas handling forklift type traffic. It is 100% UV stable. It is anti-graffiti, has no hot-tire pick-up, and highly resistant to aggressive containments and chemicals.

Benefits of Grind and Seal

- Cost-Effective
- Versatile
- Durable
- Customizable
- Low Maintenance

Timeline:

Day 1 – Inspect floor, grind the floor, and vacuum floor; estimated time of 4 to 6 hours

Day 2 – Clean floor and do any crack repairs if needed and apply 1st coat of sealant

Day 3 – Final coat of sealant and clean up work area.

Light traffic after 8-24 hours and heavy traffic after 24-48 hours. The sealer will gain strength over the next few days after application and reach full cure at 7-10 days.

Cost of the Materials:

- \$466 for a 4.5 gallons kit which covers about 500 square ft; 5 kits will be needed and will cost \$2,330.00
- \$200.00 Miscellaneous materials for installation (sprayer, rollers, roller pans, microfiber clothes, tap, acetone)
- Rubber wall base at \$186.00 for 120 ft x 4 needed for 390 ft = \$744.00 and 7 cans of adhesive at \$5.00 per can = \$35.00 for a total of \$779.00
- *Total Material Cost \$3,169.50*

Cost of Labor:

- The cost of this system is \$3.06 per sq ft or \$7,570.40; This cost includes removal of current coating, prepping of floor and installation of system.
- Installation of rubber wall base at \$2.57 per ft for approximately 390 ft (to be verified) = \$1,002.30
- *Total Labor Cost \$8,572.70*



Total Cost For Gym Perimeter: \$11,742.20

#122 and #124 Storage Rooms 443 sq ft Total and Kitchen 298 sq ft

Existing floor for the storage rooms are painted black.

Existing floor for the kitchen is epoxy.

NOTE: A moisture test will be conducted prior to beginning the process. If moisture is detected, a moisture vapor barrier will be installed as an additional step to the application process.

Step 1 – Grind the surface: The grinding of the floor is necessary to create a profile to the substrate, clean surface to ensures the new coating or material adheres properly and last longer. Grinding removes any imperfections and old finishes that might prevent the new floor from bonding effectively.

Step 2 – Vacuum and clean: The floor will be cleared of all dust and debris to ensure a desired profile is present before installing the system.

Step 3 – Moisture Vapor Barrier (MVB): I will be using the moisture vapor barrier Rock Hard as a base to prevent moisture damage to the floor. This barrier will protect our epoxy floor by preventing water vapors from compromising the adhesion and give longevity to the epoxy floor. Moisture traveling through the concrete can carry salts to the surface, causing efflorescence. A barrier minimizes this risk. The MVB enhances the epoxy's performance by maintaining a strong bond with the substrate. Without it, moisture infiltration can weaken the bond over time, leading to structural issues or coating failures. MVB reduces the risk of mold or mildew growth that happens when moisture is trapped beneath the concrete surface. Idea for areas prone to water exposure like kitchens.

Step 4 – Flake Layer: We will apply a full broadcast flake system to create a textured, slip-resistant surface that improves safety. We will use Torginol vinyl flakes 1/8" with this system install to give a clean, stylish, seamless surface that is easy to clean.

Step 5 – Topcoat: The final step is the XPS Rock Hard polyaspartic topcoat. This topcoat is used because it provides superior durability and protection. It's highly resistant to UV rays, chemicals, and abrasion, making it ideal for long-lasting floors. It cures quickly, allowing for faster project completion, and provides a glossy smooth finish that enhances the appearance and performance of the floor.

Benefits of Epoxy Flake System

- Durability – withstands the toughest stressors including high heat, water, chemicals, and even bacteria
- Easy Maintenance – cleaning and sanitizing epoxy floors is a breeze. The smooth surface helps protect against spills and stains, and routine cleaning requires little more than a broom
- Safety – formulated for extra slip resistance and extreme impact
- Cost-Effective – a energy efficient product that can minimize overhead costs; highly reflective floor which adds light to the area, allowing you to lower you electric costs y reducing the number of lights in use

Why should you choose epoxy floors over Vinyl Composite Tile (VCT) floors?



- Vinyl floor can rip and tear easily. This can be a detriment if water permeates the product and causes mold, mildew, and bacteria to form. Even if the floor remains intact, seepage can occur through the seams.
- VCT floors can be damaged by commercial cleaning products causing your floor to lose its sheen.
- VCT floors go through an outgassing process that releases toxic chemicals into the air.
- VCT floors cannot be refinished. It must be removed and replaced when damaged.
- Maintenance of a VCT floor requires regular cleaning, waxing, and polishing. High traffic areas wear down quickly.

Timeline for Epoxy Flake System Install:

Day 1 – Grind the surface, vacuum and clean the surface

Day 2 – Clean surface again then apply the MVB and flakes

Day 3 – Apply topcoat

Light traffic after 8-24 hours and heavy traffic after 72 hours. The epoxy will gain strength over the next few days after application and reach full cure at 7-10 days.

Cost of Material:

- Moisture Vapor Barrier \$260.00 for 3 gal kit which covers 300 sq ft; 3 kits needed cost \$780.00
- Torginil vinyl flakes (color to be determined) \$138.00 per box which covers 300 sq ft; 3 boxes needed cost \$414.00
- Miscellaneous materials (rollers, roller pans, microfiber clothes, acetone, paint brushes, tape, buckets, sandpaper, gloves,) \$200.00
- Polyaspartic topcoat \$240.00 per 2 gallon kit which cover up to 260 sq ft; 3 kits needed cost \$720.00.
- *Total Cost of Material \$2,114.00*

Cost of Labor:

- Kitchen \$3.52 per sq ft \$1,048.96
- Storage rooms \$2.89 per sq ft \$1,282.00
- 298 sq ft @\$2 per sq ft to remove the epoxy coating on kitchen floor is \$596.00
- *Total Labor Cost \$2,926.96*

Total Cost for Kitchen and Storage Rooms: \$5040.96

Alternate Area (Entry Area and Hallways) 1243 sq ft

Existing floor is epoxy where the VCT was removed from this area.

We would suggest the same system used in the storage rooms and kitchen, Epoxy Flake System. The process would be the same. There will be additional cost to remove the current epoxy off the floor.

PROPOSAL/BID



Cost of Materials:

- 5 kits of MVB \$260 each cost \$1,300
- 5 boxes of flakes \$138 each cost \$690
- 5 kits of topcoat \$240 each cost \$1,200
- Miscellaneous cost \$200
- *Total Cost of Material \$3,390*

Cost of Labor:

- Removal of current epoxy at \$2 per sq ft cost \$2,486
- \$3.27 per sq ft for system installation cost \$4,064.61
- *Total Labor Cost \$6,550.61*

PROPOSED BID COST

- Total Cost for Gym Perimeter: **\$11,742.20**
- Total Cost for Kitchen: **\$2,382.96**
- Total Cost for 2 Storage Rooms: **\$2,658**

Total for the 3 areas: \$16,783.16

Total Cost for Alternate Area: **\$6,550.61**

Total Cost Including Alternate Area: **\$23,333.77**

CONCLUSION

We at Pearl Epoxy Designs are confident that our bid/proposed solution will meet and exceed your expectations for durability, functionality, and aesthetics. Our team is committed to delivering high-quality workmanship and ensuring a seamless installation process. We look forward to the opportunity to work with you on this project and provide a flooring system that will withstand the test of time. Thank you for considering our proposal.

Alphonso Evans

Owner/Installer

727-766-6774

info@pearlepoxydesigns.com

www.pearlepoxdesigns.com





Some Color Options:

CHOOSE FROM OUR STANDARD 17 COLOR BLENDS!*



AUTUMN BROWN



CABIN FEVER



COYOTE



CREEKBED



DOMINO



FEATHER GRAY



GLACIER



GRAVEL



NIGHTFALL



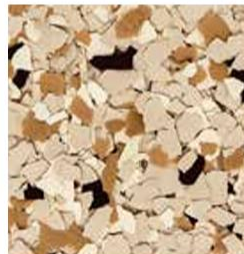
ORBIT



OUTBACK



SAFARI



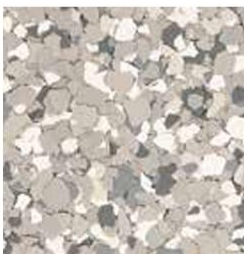
SHORELINE



STARGAZER



STONEWASH



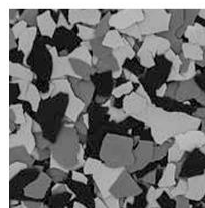
TIDAL WAVE



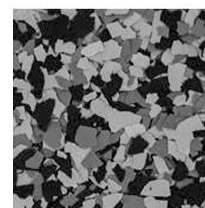
WOMBAT

AVAILABLE SIZES:*

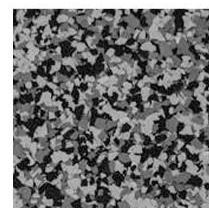
Color samples are available upon request. 1/4" chip size pictured.



1/4"

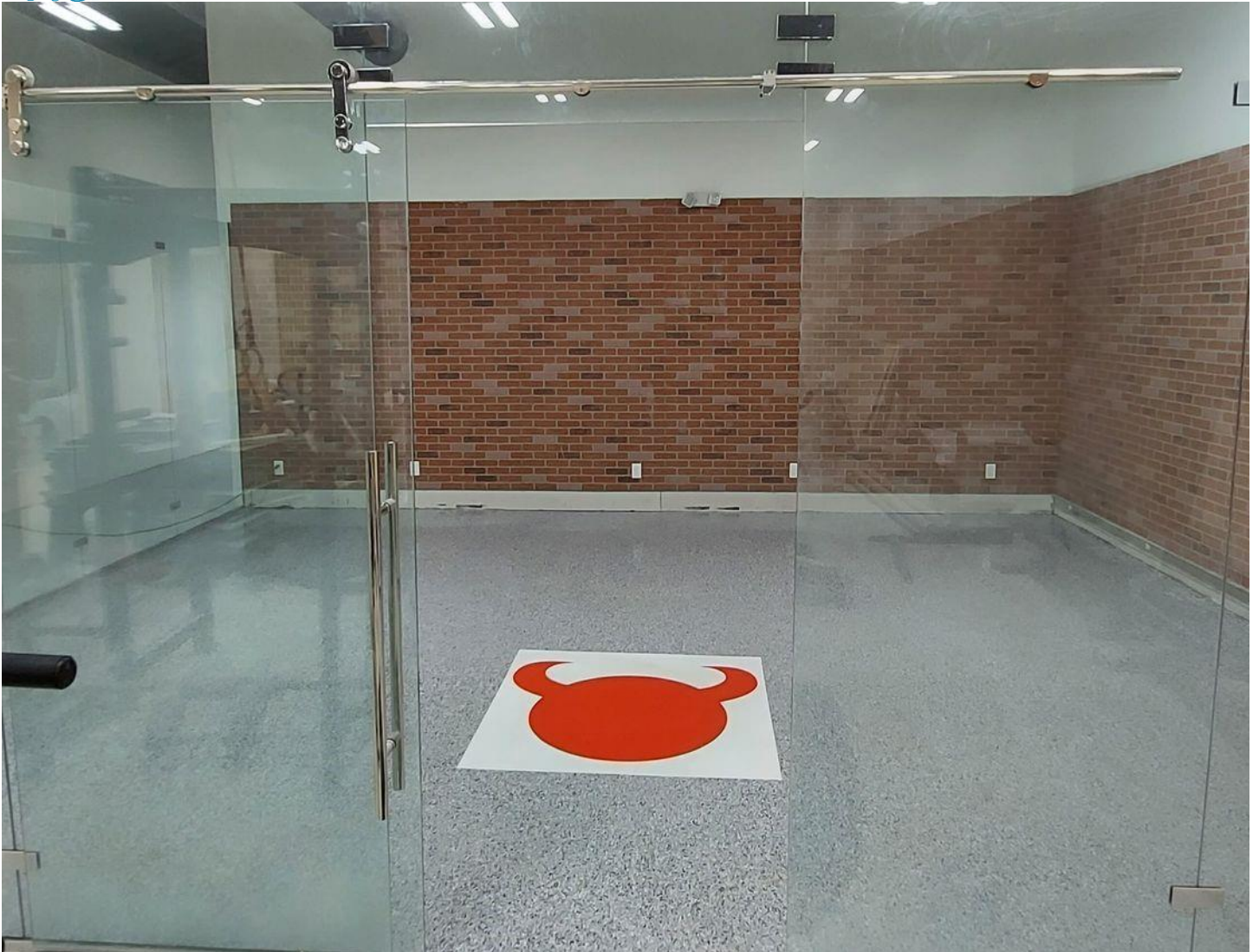


1/8"



1/16"









162 Lake Vista Recreation Center

Hurricane Repairs - 1

12/05/2024

Prices

Description	Quantity	Unit	Material Cost	Labor Cost	Unit Cost	Total
01 General Requirements						
Supervisor	160.00	Hour	0.00	45.00	45.00	7,200.00
01 - General Requirements Totals						\$7,200.00
09 Finishes						
VCT	8,358.00	sq ft	4.50	2.20	6.70	55,998.60
Ceramic Tile base	260.00	lf	3.85	5.50	10.51	2,731.30
Rubber Base	388.00	lf	2.50	2.00	4.50	1,746.00
CPT - Carpet Tile	422.00	sq ft	4.75	2.00	6.75	2,848.50
09 - Finishes Totals						\$63,324.40
Totals						\$70,524.40

Estimate Summary

Description	Percentage	Totals
Sub-Total (Indirect Cost)		
Overhead	15.00%	\$10,578.66
Contiengency	10.00%	\$7,052.44
Sub-Total (Indirect Cost) Total		\$88,155.50

Estimate Summary

Description	Percentage	Totals
Total Estimate		
CM Fee	20.00%	\$14,104.88
Total Estimate Total		\$102,260.38

Inclusions

Floor Prep is an option as \$95 per bag

ESTIMATE



Prepared For

AD Morgan Corporation
716 N Renellie Dr.
Tampa, FL 33609
(813) 832-3033

Premium Painters Pinellas

1650 North Hercules Ave , Suite H
Clearwater, FL 33765
Phone: (727) 599-3026
Email: jbbroadbent@premiumpainters.com
Fax: (727) 240-4937
Web: www.PremiumPainters.com

Estimate # 6477
Date 12/03/2024
PO # Lake Vista Recreation Center
Business / Tax # 47-1290658

Description **Total**

Interior Prep \$0.00
Caulk Windows, Doors & Moldings where needed.
Patch All Nail Holes.
Fix Drywall Cracks.
Cover Areas not to be painted.
Move Furniture (If Applicable) and Replace.

Commercial: Interior - Painting \$30,400.00

Site Address:
1401 62nd Avenue South
St. Petersburg, FL 33705

Scope of Work Includes: All Surfaces to be Painted are to be Color Matches of Existing Colors

Interior:
Prep & Painting of 42 Metal Doors - \$2,500.00
Prep & Painting of 35 Metal Door Casing - \$1,550.00
Prep & Painting of All Walls throughout Building - \$18,500.00
Painting of 5 Concrete Floors (103,108 &125) - \$1,400.00.
Option for 122 & 124 Floors \$1,000.00
Installation of Drywall in All areas Affected From Storm Damage. (Roughly 330' x 2') - \$2,200.00

Exterior:
Prep & Painting of Exterior Walls & Soffit/Fascia of Building. (See Picture in Email, Front of Building Only) - \$4,250.00

Exclusions: Epoxy Floors & Ceilings.

Product Recommended:

Sherwin Williams PVA Primer

Sherwin Williams Super Paint

Sherwin Williams Emerald Urethane

Sherwin Williams Tile-Clad or Equivalent

Colors: Match Existing

Sheens: Match Existing

****ALL PAINT AND MATERIALS ARE INCLUDED IN PRICE****

Subtotal	\$30,400.00
<hr/>	
Total	\$30,400.00

CONTRACT TERMS & CONDITIONS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

1. Definitions. As used in this Contract the following terms have the following meanings. Premium Painters shall mean Solidity Group, Inc. d/b/a Premium Painters Pinellas. Work shall mean the services, labor, and materials provided by Premium Painters to perform the scope of work described on the estimate above. Contract shall mean this estimate, including all of its attachments, work descriptions, totals, warranties, terms and conditions, any subsequently executed purchase orders, and any Change Orders. Price shall mean the Total listed in this Contract. Customer shall mean the individual or entity authorizing the performance of the Work by executing this Contract, and the Property Owner, to the extent they are not the same individual or entity. Effective Date shall mean the later of the date this Contract is last executed by one of the Parties or the date any deposits required are paid in full. Property shall mean the real property where the Work is to be performed. References to "signing" or "signatures" herein shall include physical signatures, electronic signatures, electronic acceptances, and other, similar, electronic indications of agreement or acceptance.

2. Expiration of Contract. If this Contract is not signed by Customer and any deposit paid within 120 days, it shall expire and be null and void.

3. Deposits. Residential Customers – 50% deposit required to start project; balance is due upon completion. Commercial/Builder Customers – 25% deposit required to start project; with weekly/monthly payments following, if applicable. Deposits paid are non-refundable.

4. Ability to Read Contract. Customer hereby agrees that he or she has been provided a copy of the Contract in advance of signing and has had sufficient opportunity to review and understand its terms.

5. Differing / Hidden / Pre-Existing Conditions. If, during the performance of the Work or this Contract, any unforeseen conditions, occurrences, hazardous substances, conditions that differ from those typically found on similar projects, or pre-existing unsafe, unworkable, or code

violation conditions (collectively "Unforeseen Conditions") are encountered which, in the sole judgment of Premium Painters, affect or may affect any aspect of the Work or the performance of this Contract, Premium Painters will notify Customer and subsequent to such notification may (a) if practicable, in the sole judgment of Premium Painters, complete the original scope of Work; (b) enter into a Change Order with Customer to address the Unforeseen Conditions; (c) terminate the Work and refund any portion of the Price paid, less any costs incurred; or (d) suspend the Work until Customer employs others to remedy the Unforeseen Conditions. The costs for any or all of the foregoing shall be borne by Customer. Premium Painters has no duty to inspect the Property in advance of signing this Contract or beginning the Work. Visual inspections for the purposes of providing an estimate or taking measurements shall not be a waiver of this provision.

6. Warranties. Premium Painters provides a warranty on labor as specifically stated in the estimate, subject to the terms and exclusions herein. This warranty is only effective if the Price has been paid in full, Customer has a copy of this Contract, Customer has evidence of payment of the Price in full, Customer pays for any materials used in performing warranty services, and Customer makes the Property accessible to Premium Painters to perform the warranty services. Premium Painters hereby assigns any material or manufacturer warranties to Customer. Repairs made pursuant to this warranty shall only be made to the specifically affected area and only to the level of surface preparation originally described in the Contract.

7. Warranty Exclusions. The following are excluded from Premium Painters' warranty: peeling, blistering, or chipping where caused by (1) peeling of layers of paint existing prior to the Work; (2) structural defects, (3) settling or movement; (4) moisture content of the substrate; (5) ordinary wear and tear; (6) abnormal use or misuse; (7) mill glazing from smooth cedar; (8) abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gasses; (9) damage or effects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of Premium Painters; (10) any work where Premium Painters did not supply the paint or other materials; (11) any work not performed by Premium Painters; (12) varnished surfaces; (13) painted direct to metal surfaces; (14) horizontal surfaces or any surface that by virtue of its design permits moisture to collect, including, but not limited to, decks, driveways, railings, stairs, porches, roofs, and wood gutters. Premium Painter's warranty also excludes (1) exact paint matches when making repairs; (2) any repairs necessitated as a result of defect in the paint, whether the paint was supplied by Customer or Premium Painters; (3) bleeding caused by knots, rust, or cedar; (4) cracks in drywall, plasters, or wood. Premium Painters does not warranty interior paint.

8. Disclaimer of Implied Warranties. EXCEPT AS OTHERWISE PROVIDED HEREIN, PREMIUM PAINTERS HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING (WITHOUT LIMITATION) ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY SUCH WARRANTIES IN CONNECTION WITH THE FURNISHING OF MATERIALS OR LABOR UNDER THE TERMS OF THIS CONTRACT. PREMIUM PAINTERS SPECIFICALLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING

FROM THE PERFORMANCE OF THE WORK, THIS CONTRACT, OR THE DESIGN OR MANUFACTURE OF ANY MATERIALS FURNISHED UNDER THIS CONTRACT INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF PROPERTY, LOST PROFITS, PERSONAL INJURY, INCREASED UTILITY COSTS, AND OTHER INCIDENTAL AND CONSEQUENTIAL DAMAGES.

9. Payment Terms. Payment of the Price, or any portion thereof, is due upon request by Premium Painters. Failure to make any requested payment within 5 days of the request shall be grounds for Premium Painters to halt work until the requested payment is made. Payments not made upon request shall be subject to interest charges in the amount of 18% per annum. Premium Painters shall not be required to resume the Work until all late payments plus interest charges and any costs of collection, including but not limited to attorneys' fees, are paid by Customer.

10. Claims for Defects. Any claims for defective work by Customer are subject to the notice and cure provisions of Chapter 558, Florida Statutes. Such notice must be provided within 60 days of the discovery of any such defective work otherwise Customer waives the right to make any claim for such defects.

11. Delays & Pricing. Premium Painters is not responsible for delays or price increases caused by inclement weather, flood, natural disasters, strikes, blackouts, fire, delays in common carriers, disease, pandemics, epidemics, Customer negligence, Change Orders, unavoidable casualties beyond Premium Painters' control, material shortages, labor/subcontractor shortages, delays in municipal approvals/permitting, or any other cause beyond Premium Painters' control.

12. Substantial Completion. Final payment, plus payment of any and all sums remaining due under this Contract, shall be paid by Customer upon Substantial Completion. Substantial Completion shall mean the date the Work is sufficiently complete to serve its functional purpose. The existence of punch list items to be completed shall not be grounds to dispute or withhold any amounts due as a result of achieving Substantial Completion.

13. Acceptance and Final Payment. Payment in full of the Price shall constitute Customer's acknowledgement and unconditional acceptance of the Work and performance of this Contract and shall constitute a waiver of all claims with Customer has, or may have, against Premium Painters, with the exception of warranty claims.

14. Adequate Assurance. If Premium Painters has concerns about Customer's ability to perform its obligations under this Contract, Premium Painters can request proof of Customer's ability to perform its obligations under this Contract, which Customer will provide within 5 days of the request.

15. Integration, Modification. This Contract contains all of the terms and conditions as agreed to by the Parties, and no other agreements, oral or otherwise, respecting the subject matter of this Contract shall be deemed to exist or to bind any of the parties hereto. This Contract can only be modified by the Parties in writing, executed by both Parties. Oral representations by employees or subcontractors shall not be binding on the Parties. Customer agrees that it has not relied on any oral statements by Premium Painters in advance of executing this Contract.

16. Extra Work. Premium Painters shall be not required to perform any work outside the Work absent a written and signed change order. Change orders are to be paid in full in advance of the completion of the change order, absent a contrary agreement between the Parties. In the event Premium Painters performs extra work without a written change order, Premium Painters shall still be entitled to recover the value of the extra work, as determined by Premium Painters, from the Customer.

17. Attorneys' Fees. In the event of a dispute arising from or relating to this Contract, the prevailing party shall be entitled to an award of attorneys' fees and costs. Further, Customer shall be liable to Premium Painters for any costs of collection of past due amounts incurred, including, but not limited to, attorneys' fees and costs. Before instituting any lawsuit the parties agree to formally mediate any dispute, with the costs of mediation to be born equally by the Parties.

18. Termination. Customer may terminate this Contract within 3 business days of the Effective Date for a full refund of any portion of the Price paid. Premium Painters may terminate this Contract in the event Customer becomes, in Premium Painters' sole determination, a nuisance or renders performance of the Work difficult, more expensive, or impossible. Under those circumstances, Premium Painters shall be entitled to recover from Customer all costs incurred relating to the Work, plus a pro-rated portion of the overhead and profits based on completion of the Work.

19. Time. The Parties agree that time is of the essence in the performance of this Contract.

20. Severability. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable, or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provision of this Contract shall not be affected or impaired thereby.

21. Limitation of Liability. Premium Painters shall not be liable for damages to Susceptible Items. As used herein, Susceptible Items shall mean items at the Property that are already susceptible to injury or damage, including, but not limited to, rotting or damaged wood, cracked glass, weakened finishes or structures, or improperly installed items.

22. Marketing. Customer grants Premium Painters an unlimited license to take before and after photos of the Property for the purpose of demonstrating the performance of the Work and for using such photos in any and all marketing efforts by Premium Painters.

23. Access to Property. Customer agrees to provide access to the Property for the performance of the Work and to provide utilities (electric, water, etc...) as needed for the performance of the Work.

I have read this Agreement and agree to the terms and conditions. I authorize Premium Painters to perform the work as specified.



Lake Vista Recreation Center - Plumbing Proposal

December 3, 2024

To: A D Morgan

Sent: Email

Attn: Kevin Monsen

The following details the cost to provide the materials and labor for the plumbing scope as indicated in walkthrough held on 11/12/24.

Inclusions are as follows:

- Cost to demo and safe off plumbing fixtures/systems.
- Cost to furnish material & install Sanitary aboveground system – PVC Schedule 40 DWV.
- Cost to furnish material & install Domestic aboveground system – CPVC Schedule 40.
- Cost to furnish material & install Insulation on Domestic hot & return systems.
- Cost to furnish material & install Fixtures & Equipment as listed.
- Cost to furnish material & install WC in rooms 105, 106, 117 qty of 5.
- Cost to furnish material & install LAV WH in rooms 105, 106, 117 qty of 5.
- Cost to furnish material & install UR WH in room 106 qty of 2.
- Cost to furnish material & install Sink 1-bay in room 116 qty of 1.
- Cost to furnish material & install Sink 3-bay in room 123 qty of 1.
- Cost to furnish material & install WC hardware (flush valve only) in rooms 118 & 119 qty of 3.
- Cost to furnish material & install UR hardware (flush valve only) in room 119 qty of 1.
- Cost to furnish material & install LAV hardware (faucet/trim only) in rooms 118 & 119 qty of 2.
- Clean-Up.
- Testing.
- Bacterial Testing.

Exclusions are as follows:

- Drywall.
- All electrical scope and/or wiring.
- Painting.
- Mechanical systems.
- Concrete cutting and removal.
- Concrete installation.
- Bond (add 3% if required).
- Drinking Fountains (existing to remain).
- Mop Sinks (existing to remain).
- Water Heater (existing to remain).

This proposal is for acceptance on the cost of labor and materials; DuCon Plumbing LLC, will not proceed until an executed contract is issued by A D Morgan on the above referenced project to DuCon Plumbing LLC, for the amount of:

Total Proposed Cost \$31,750.00

As always if you have any questions or require additional information, please contact me at your earliest convenience 813-938-0991 / jhollister@ducon.us. Thank you for your attention.

Sincerely,
Joshua Hollister
Sr. Project
Manager / Pre-
Construction
Manager



Approvals - gcc

Report • Printed on December 23, 2024

Approved

1/9 Council - AD Morgan - Lake Vista Rec Centers - GMP

Submitted as Report per Liz Makofske, due to the emergency funding sources used.

▼ Attachments



AD Morgan- Lake Vista Recrea

[https://stpete1-my.sharepoint.com/!](https://stpete1-my.sharepoint.com/)

▼ Final status: Approved

CT

Step 3: Approved by

Claude Tankersley

12/23/2024 10:16:12 AM

MW

Step 2: Approved by

Margaret B. Wahl

12/20/2024 4:09:43 PM

BP

Step 1: Approved by

Brejesh Prayman

12/20/2024 4:06:08 PM

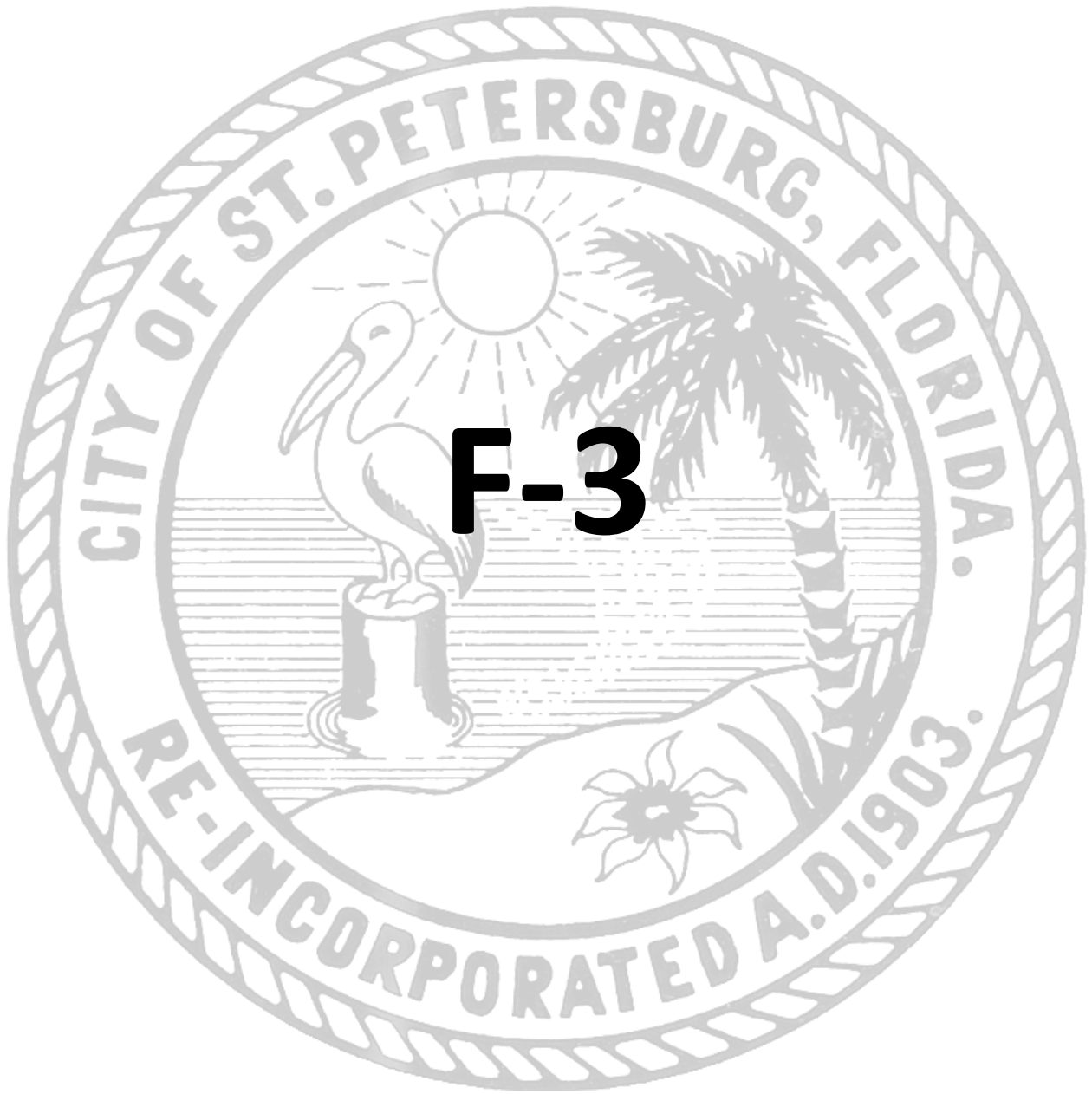
SJ

Requested by

Sarah B. Johnson

12/20/2024 4:05:33 PM

The following page(s) contain the backup material for Agenda Item: Albert Whitted Airport Repairs and Funding
Please scroll down to view the backup material.



ST. PETERSBURG CITY COUNCIL

Report

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT:

(a) A resolution approving an interfund loan to the Airport Operating Fund (4031) in the amount of \$1,429,000 from the General Fund (0001) to finance a portion of the demolition, debris removal, repairs, and storm-related operating and capital expenses at Albert Whitted Airport due to Hurricanes Helene and Milton; approving a supplemental appropriation in the amount of \$160,000 from the increase in the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Enterprise Facilities Department, Airport Division (282-1877); approving a transfer in the amount of \$1,269,000 from the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Airport Capital Projects Fund (4033); approving a supplemental appropriation in the amount of \$1,269,000 from the increase in the unappropriated balance of the Airport Capital Projects Fund (4033), resulting from this transfer, to the Airport Hangar Storm Demolition and Repairs Project (20590); providing for other matters in connection therewith; and providing an effective date.

(b) A resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated December 19, 2024 in the amount of \$1,183,042 from Biltmore Construction Co., Inc. (“Biltmore”) for construction phase services for the Airport Hangar Storm Demolition and Repairs Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date. (ECID Project No. 25125-130; Oracle No. 20590)

EXPLANATION: The impact of Hurricane Milton resulted in significant wind damage to the Albert Whitted Airport including the complete destruction of T-Hangar Buildings #5, #6 & #9 in addition to more concentrated, but significant damage to adjacent hangar structures. This damage has resulted in the complete loss of thirty-two (32) individual t-hangar units in addition to temporarily access loss of specific units due to the damage and/or debris blockage. This damage has been documented and submitted through Risk Management for insurance and FEMA reimbursement. The scope of this project would include the demolition and removal of the destroyed buildings in addition to the specific repairs to the adjacent buildings.

RECOMMENDATION: Administration recommends approval of:

(a) A resolution approving an interfund loan to the Airport Operating Fund (4031) in the amount of \$1,429,000 from the General Fund (0001) to finance a portion of the demolition, debris removal, repairs, and storm-related operating and capital expenses at Albert Whitted Airport due to Hurricanes Helene and Milton; approving a supplemental appropriation in the amount of \$160,000 from the increase in the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Enterprise Facilities Department, Airport Division (282-1877); approving a transfer in the amount of \$1,269,000 from the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Airport Capital Projects Fund (4033); approving a supplemental appropriation in the amount of \$1,269,000 from the increase in the unappropriated balance of the Airport Capital Projects Fund (4033), resulting from this transfer, to the Airport Hangar Storm Demolition and Repairs Project (20590); providing for other matters in connection therewith; and providing an effective date.

(b) A resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated December 19, 2024 in the amount of \$1,183,042 from Biltmore Construction Co., Inc. (“Biltmore”) for construction phase services for the Airport Hangar Storm Demolition and Repairs Project; authorizing the Mayor or his

designee to execute all documents necessary to effectuate this transaction; and providing an effective date. (ECID Project No. 25125-130; Oracle No. 20590)

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of an interfund loan to the Airport Operating Fund (4031) in the amount of \$1,429,000 from the General Fund (0001) to finance a portion of the demolition, debris removal, repairs and storm-related operating and capital expenses from Albert Whitted Airport due to Hurricanes Helene and Milton, a supplemental appropriation in the amount of \$160,000 from the increase in the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Enterprise Facilities Department, Airport Division (282-1877), a transfer in the amount of \$1,269,000 from the unappropriated balance of the Airport Operating Fund (4031), resulting from this loan, to the Airport Capital Projects Fund (4033) and a supplemental appropriation in the amount of \$1,269,000 from the increase in the unappropriated balance of the Airport Capital Projects Fund (4033), resulting from this transfer, to the Airport Hangar Storm Demolition and Repairs Project (20590).

ATTACHMENTS: Resolutions A & B
GMP Proposal

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING AN INTERFUND LOAN TO THE AIRPORT OPERATING FUND (4031) IN THE AMOUNT OF \$1,429,000 FROM THE GENERAL FUND (0001) TO FINANCE A PORTION OF THE DEMOLITION, DEBRIS REMOVAL, REPAIRS, AND STORM-RELATED OPERATING AND CAPITAL EXPENSES AT ALBERT WHITTED AIRPORT DUE TO HURRICANES HELENE AND MILTON; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$160,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE AIRPORT OPERATING FUND (4031), RESULTING FROM THIS LOAN, TO THE ENTERPRISE FACILITIES DEPARTMENT, AIRPORT DIVISION (282-1877); APPROVING A TRANSFER IN THE AMOUNT OF \$1,269,000 FROM THE UNAPPROPRIATED BALANCE OF THE AIRPORT OPERATING FUND (4031), RESULTING FROM THIS LOAN, TO THE AIRPORT CAPITAL PROJECTS FUND (4033); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,269,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE AIRPORT CAPITAL PROJECTS FUND (4033), RESULTING FROM THIS TRANSFER, TO THE AIRPORT HANGAR STORM DEMOLITION AND REPAIRS PROJECT (20590); PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the impact of Hurricanes Helene and Milton resulted in significant wind damage to the Albert Whitted Airport, necessitating demolition, debris removal, and repairs; and

WHEREAS, the City of St. Petersburg, Florida (“City”) has determined that one of the most cost-effective ways to finance a portion of the necessary demolition, debris removal, repairs, and storm-related operating and capital expenses at Albert Whitted Airport due to Hurricanes Helene and Milton is by means of an interfund loan for a term of approximately 15 years from the General Fund (“Interfund Loan”); and

WHEREAS, the Interfund Loan would be in the amount of \$1,429,000 from the General Fund (0001) to the Airport Operating Fund (4031); and

WHEREAS, the City intends to repay the Interfund Loan from (i) potential insurance proceeds received by the City; (ii) potential funds received by the City from requested FEMA reimbursement; and (iii) airport revenues; and

WHEREAS, the St. Petersburg City Council desires to formalize and approve the Interfund Loan.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida:

SECTION 1. Approval. The Interfund Loan in an initial amount equal to \$1,429,000 to finance a portion of the demolition, debris removal, repairs, and storm-related operating and capital expenses at Albert Whitted Airport due to Hurricanes Helene and Milton is hereby formalized and approved.

SECTION 2. Supplemental Appropriations.

The following supplemental appropriation from the increase in the unappropriated balance of the Airport Operating Fund (4031), resulting from the Interfund Loan, for FY25 is hereby approved:

<u>Airport Operating Fund (4031)</u>	
Enterprise Facilities Department, Airport Division (282-1877)	\$160,000

The following transfer for FY25 from the unappropriated balance of the Airport Operating Fund (4031) to the Airport Capital Projects Fund (4033) for FY25 is hereby approved:

<u>Airport Operating Fund (4031)</u>	
Transfer to: Airport Capital Projects Fund (4033)	\$1,269,000

The following supplemental appropriation from the increase in the unappropriated balance of the Airport Capital Projects Fund (4033), resulting from the transfer, for FY25 is hereby approved:

<u>Airport Capital Projects Fund (4033)</u>	
Airport Hangar Storm Demolition and Repairs Project (20590)	\$1,269,000

SECTION 3. Terms of Interfund Loan. The terms of the Interfund Loan are described below:

1) The amount of the Interfund Loan may be increased without amending this Resolution only if such increases relate to operating or capital expenditures or revenue loss of the Airport related to storm damages, so long as it is evidenced by budget appropriations made by City Council which specifically reference this Resolution by number. The amount of the Interfund Loan may be increased to provide funds for non-storm related operating and capital expenses of the Airport only upon an adoption of an amendment to this Resolution.

2) Any proceeds of the Interfund Loan, which are not expended, shall be invested in the manner and to the extent permitted by the City's written investment policy.

3) The interest rate on the Interfund Loan shall be equal to the City's blended investment portfolio rate.

4) Interest on the Interfund Loan shall be paid annually on September 30th of each year, commencing on September 30, 2025.

5) The maturity date of the Interfund Loan is October 1, 2039.

6) Principal payments of the Interfund Loan in the amount of the insurance proceeds received by the City or funds received from FEMA will be due within fifteen (15) business days after the date the City receives such insurance proceeds or funds from FEMA. The final payment in the amount of the outstanding principal amount of the Interfund Loan must be made on the maturity date, unless earlier paid. The Interfund Loan can be paid prior to maturity, in whole or in part, at any time at a price equal to the principal amount thereof to be paid, without penalty.

7) Notwithstanding anything herein to the contrary, if a payment date does not fall on a business day, the payment will be due on the immediately preceding business day. The Interfund Loan is unsecured and does not constitute an indebtedness of the City for any purpose.

SECTION 4. Superseding of Inconsistent Resolutions. This Resolution supersedes all prior actions of City Council of the City inconsistent herewith. All resolutions or parts thereof in conflict herewith are hereby superseded to the extent of such conflict.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon adoption.

LEGAL:



00784053

BUDGET:



RESOLUTION NO. 2025-_____

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL DATED DECEMBER 19, 2024, IN THE AMOUNT OF \$1,183,042 FROM BILTMORE CONSTRUCTION CO., INC. (“CMAR”) FOR CONSTRUCTION PHASE SERVICES FOR THE AIRPORT HANGAR STORM DEMOLITION AND REPAIRS PROJECT (“PROJECT”); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A CMAR AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CMAR FOR THE PROJECT; (ECID PROJECT NO. 25125-130; ORACLE NO. 20590); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 8, 2022, City Council (i) acknowledged the selection of five firms, including Biltmore Construction Co., Inc., as the most qualified firms to provide construction manager at risk services on a continuing basis for City facilities projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including Biltmore Construction Co., Inc.; and

WHEREAS, CMAR has submitted to the City for review and acceptance a GMP proposal in the amount of \$1,183,042 for construction phase services for the Airport Hangar Storm Demolition and Repairs Project (“Project”); and

WHEREAS, the City and CMAR desire to execute the Construction Manager at Risk Agreement that includes a GMP Proposal in the amount of \$1,183,042 for the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a guaranteed maximum price (“GMP”) proposal dated December 19, 2024 in the amount of \$1,183,042 submitted by Biltmore Construction Co., Inc. (“CMAR”) for construction phase services for the Airport Hangar Storm Demolition and Repairs Project (“Project”) is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a CMAR agreement with a GMP between the City of St. Petersburg, Florida and CMAR for the Project.

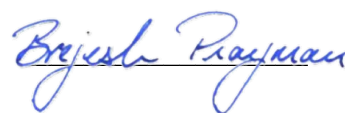
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00783688

DEPARTMENT:





Airport Hangar Storm Demolition and Repairs Project
Guaranteed Maximum Price Proposal
December 17, 2024



st.petersburg
www.stpete.org

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- ❖ Article 1 – Guaranteed Maximum Price

- ❖ Project Summary

- ❖ Exhibit A - Enumeration of Contract Documents

- ❖ Exhibit B - Allowance Items

- ❖ Exhibit C - Assumptions and Clarifications

- ❖ Exhibit D- Guaranteed Maximum Price Breakdown

- ❖ Exhibit E - Construction Schedule

- ❖ Exhibit F- Alternates

ARTICLE 1 – Guaranteed Maximum Price

The Construction Manager (“CM”) proposes to complete the work, as described herein, for the Guaranteed Maximum Price (GMP) of: **ONE MILLION ONE HUNDRED EIGHTY-THREE THOUSAND FORTY-TWO Dollars and 00/100’s (\$1,183,042.00)**.

This GMP is for the performance of the Work as described herein and in accordance with the Contract Documents and Exhibits A through F set forth in this GMP Proposal and as incorporated into –

PROJECT SUMMARY

The following Guaranteed Maximum Price Proposal scope represents a portion of the work as outlined in the Contract Documents and enumeration of documents. Any work not listed below is not included.

Demo buildings 5, 6, & 9 down to existing to remain concrete slabs. Remove electrical feeds to each building being demolished back to electrical panel. Cap and make safe existing plumbing system above existing to remain concrete slab. Assist Airport personnel with coordination of the removal of personal aircraft inside of buildings and under debris piles.

Make all necessary repairs to buildings 4, 7, 8, and 10 to return the building to pre-storm conditions including wall systems, roof systems, gutters, downspouts and gable trim.

EXHIBIT A – Enumeration of Contract Documents

In accordance with Section 2.1 and 3.2.1 of the Agreement (i.e., AIA Document 133TM-2019, as modified by the Owner), the following enumerated documents are part of the Contract: the Drawings, Specifications, the Agreement, General Conditions, Supplementary Conditions as expressly noted herein, and this Exhibit A, as well as the GMP Proposal in its entirety.

List drawings/specification here.

No drawings/specifications provided for this phase of work

EXHIBIT B – Allowance Items

The Allowances noted below represent reasonably anticipated values included in this GMP Proposal to cover the cost of certain items absent or not specified in sufficient detail in the Contract Documents or for which uncertainty remains. The amount of the Allowance stipulated herein is inclusive of all materials, equipment, and taxes in accordance with section 3.8.2 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner).

Allowances- Unless otherwise specifically noted, the term “Allowance” refers to the amount of money allocated to cover the cost of materials and equipment and any applicable sales tax only, overhead and profit are not included in the line item, however it is calculated within the stipulated fee. Per Section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019 as modified by the Owner), and Section 3.8.2 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner), if the work item exceeds the allowance amount stipulated below, the Contract Sum will be adjusted accordingly by Change Order or the overage will be deducted from contingency if Owner provides prior written approval for such deduction from contingency in accordance with the Contract.

DESCRIPTION OF ALLOWANCE	ALLOWANCE AMOUNT
Electrical	\$15,000.00
Plumbing	\$10,000.00
Demo	\$100,000.00
Hazardous Material Abatement	\$30,000.00
Engineering Allowance	\$45,000.00
Permitting Allowance	\$60,000.00
Hangar Door Allowance (4 each @ \$25,000.00)	\$100,000.00

EXHIBIT C – Assumptions and Clarifications

The following are included in the Guaranteed Maximum Price Proposal:

1. A line item value of **\$16,002.00** is included for CM to purchase and maintain, until the date of Substantial Completion of this project, a standard Special Form (all “Risks of Physical Loss”) Completed Value Builder’s Risk insurance policy in the amount of the initial contract sum (PCE), including any subsequent modifications thereto, insuring the interests of the Owner, CM, and Subcontractors in the Work under the Contract.
2. It is acknowledged and agreed that, notwithstanding anything else to the contrary, the breakdown associated with the Guaranteed Maximum Price and/or the resulting Schedule of Contract Values shall in no way operate as line item guaranteed maximum prices.
3. Electronic BIM or CAD “As-Builts” are not included. CM will maintain “As-Built” documents on site during construction phase and provide the Owner a copy at project completion. CM will provide hand marked up “As-Built” documents at project completion in accordance with section 9.8.4 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner).
4. An Owner Contingency of **\$78,897.00** is included. Please refer to section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019, as modified by the Owner) for acceptable uses of contingency.
5. A CM Contingency of **\$38,862.00** is included. Please refer to section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019, as modified by the Owner) for acceptable uses of contingency.
6. We have included costs for Document Management and Project Management Controls Services in our General Conditions. These services will be provided via a cloud-based platform that will allow direct access to all Construction personnel, including the Owner and Subcontractors. Services will include the ability to access/manage the information via mobile device via the internet. Services included will be Plans and Specs Maintenance and distribution, RFI Control, Submittal Control, Punch list Management, Daily Reports along with other related functions inherent in the platform. The charge for these services shall be **\$400.00** and be billed as lump sum amount upon approval of GMP Proposal and issuance of the Notice to Proceed.

7. We have included costs for MIS Services related to the project in our General Conditions. This includes software updates associated with CM's standard software provided for cost management, computer operating systems, PDF Software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus Management/remediation, malware/adware management/remediation, updates, and maintenance to these systems. The charge for this service shall be **\$400.00** and shall be billed as a lump sum amount upon approval of the GMP Proposal and issuance of the Notice to Proceed.

8. Technical Clarifications are attached as Exhibit "C" to this GMP Proposal.
 - a. This Guaranteed Maximum Price Proposal is based on scope items discussed and approved by the City of St. Petersburg Staff.
 - b. During Construction of certain phases of construction, sidewalk and, or trail path closures will be required for a certain duration of time. CM will provide all required maintenance of traffic (MOT) signage, fencing and other needed measures, prior approval of methodology by the City of St. Petersburg staff.
 - c. No relocation of existing utilities is included unless specifically noted in the Contract Documents.
 - d. No private utilities relocations are included in this proposal.
 - e. Coordination assistance with removal of personal aircraft within the building pads only. Removal of the aircraft is not included.
 - f. Electrical services will be removed back to the feed panel and breakers removed
 - g. Plumbing will be capped above slab for future rebuild
 - h. If there are any required material deposits or advanced payments required for materials, upon request from CM, the Owner may allow the CM to bill in advance and make advance payment to prevent delays in procurement, subject to the Owner's prior written approval which must be provided prior to any funds being released.
 - i. Stored material is anticipated. The Owner's payment for on-site and off-site material is governed by section 9.3.2 of the Agreement (i.e., AIA Document 133TM-2019, as modified by the Owner).
 - j. Delegated Design submittals are excluded.
 - k. Repairs to building 13 to be handled by Airport personnel.
 - l. Rebuilding of buildings 5, 6, & 9 are not included in this GMP.
 - m. No salvaged items to be turned over to the Owner are identified.

EXHIBIT E – Construction Schedule

Subject to the ASSUMPTIONS AND CLARIFICATIONS contained herein, the period shall be determined based on each varying repair requirement as needed by the Owner. CM will achieve Substantial Completion, after receipt of the Notice to Proceed, in accordance with the timeline for achieving Substantial Completion indicated in the Notice to Proceed.

Final completion will be determined once all repair items have been completed and Owner Punch List signed off on. CM will reach final completion following the date of Substantial Completion of the Work. The CM's timeline for reaching final completion will be calculated consistent with section 9.8.4 of the Agreement (i.e., AIA Document 133™-2019, as modified by the Owner).

EXHIBIT F – Alternate Prices

Please note that values indicated as alternates may change depending on what the final design indicates on the individual alternates.

All Alternates are inclusive of all labor, material, insurance, bond and overhead/profit.

DESCRIPTION	AMOUNT

Election to accept any or all of the above alternates must be made no later than (45) days from the date of Notice to Proceed in order to not affect price or schedule.



Approvals - gcc

Report • Printed on December 23, 2024

Approved

! Important

1/9 Council - Biltmore - Albert Whitted - CMAN GMP

▼ Attachments



Biltmore - Albert Whitted - Lo:
[https://stpete1-my.sharepoint.com/!](https://stpete1-my.sharepoint.com/)

▼ Final status: Approved

CT

Step 3: Approved by

Claude Tankersley

12/23/2024 1:24:47 PM

MW

Step 2: Approved by

Margaret B. Wahl

12/23/2024 1:24:12 PM

BP

Step 1: Approved by

Brejesh Prayman

12/23/2024 12:49:15 PM

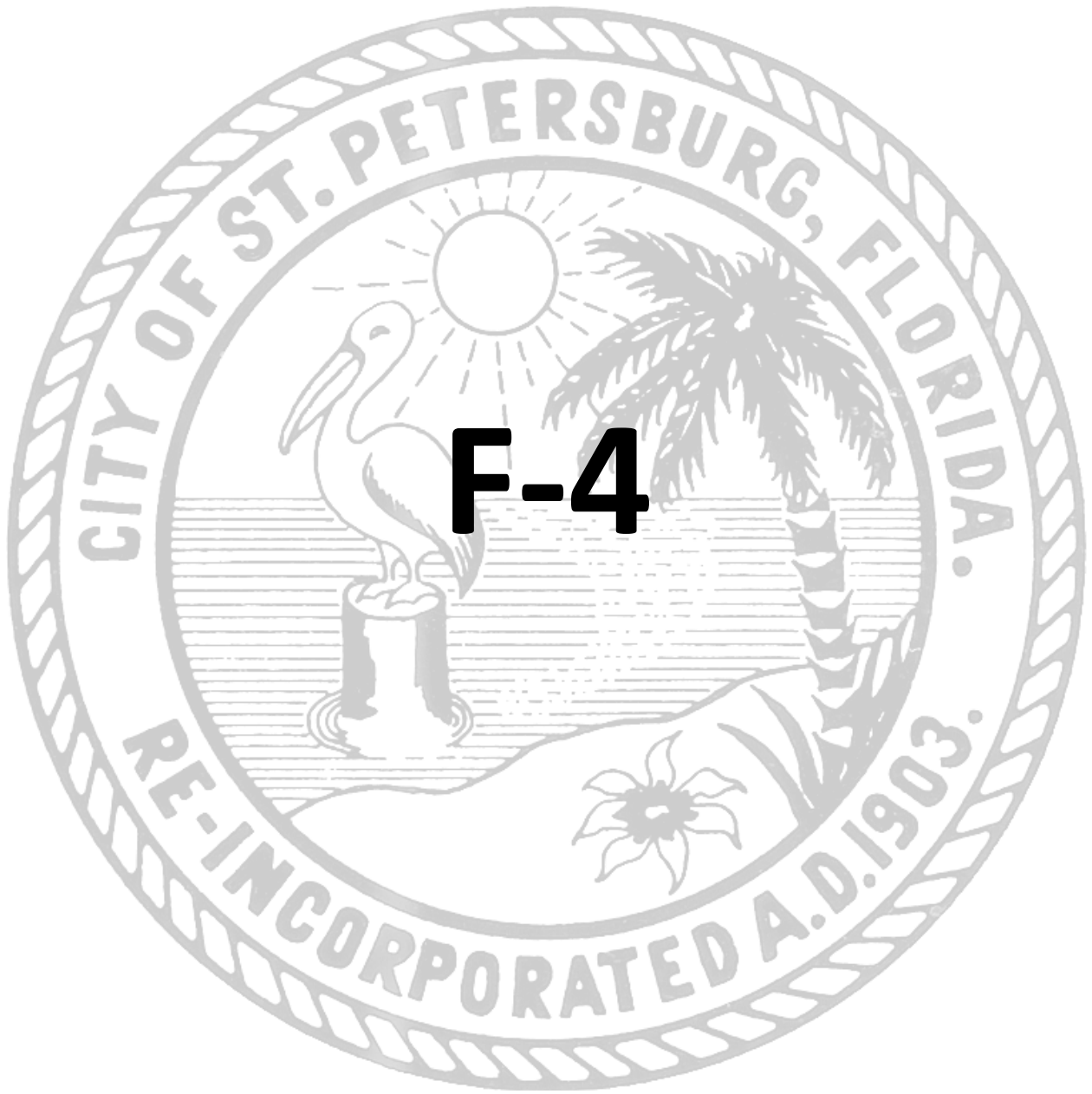
SJ

Requested by

Sarah B. Johnson

12/23/2024 12:44:13 PM

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for the coating of exposed potable, reclaimed, sewer pipe, and tanks, with Razorback LLC, for the Water Resources Department in the amount of \$2,000,000.
Please scroll down to view the backup material.



F-4

ST. PETERSBURG CITY COUNCIL
Report Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving an increase in allocation for the coating of exposed potable, reclaimed, sewer pipe, and tanks, with Razorback LLC, for the Water Resources Department in the amount of \$2,000,000.

Explanation: The vendor provides all labor, materials, and equipment necessary to coat and restore the exposed piping and tanks. The City identified locations where pipes and chambers/wet well tanks will need coating restoration due to peeling, limited corrosion, and other visually apparent deficiencies. The projects restore these assets and extends useful service life. Additionally, waterproof coatings have been identified by the City as a critical need to protect utility assets during flooding events. The vendor will be able to expedite application of these waterproof coatings under this existing contract with the requested increase in allocation.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval:

Razorback LLC (Tarpon Springs, FL).....\$2,000,000

The original agreement was executed on September 7, 2023 and \$151,000 has been spent to date. An allocation increase is requested due to additional projects that weren't included in the initial request. The additional projects are the Northwest Water Reclamation Facility (NWWRF) grit chamber, NWWRF chlorine contact chamber and lift station wet well coating. Additional projects at the Northeast Water Reclamation Facility (NEWRF) and Southwest Water Reclamation Facility (SWWRF) include waterproof coatings on critical buildings.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), DIS Main Valve & Aqueous Replacement FY22 Project (18715), SAN Aqueous Cross Rehab FY23 Project (19356), WRF NW CCC Gate Repl/Coat FY24 Project (20013), WRF NE Infl WetWell Rehab FY25 Project (20742), WRF SW Vulnerable Upgrade FY25 Project (20933), LST Rehab/Replace FY25 Project (20709), and COS Aeration Basin Coat FY24 Project (19972).

Attachments: Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$2,000,000 TO THE ALLOCATION FOR THE AGREEMENT WITH RAZORBACK LLC FOR THE COATING OF EXPOSED POTABLE AND RECLAIMED SEWER PIPES AND TANKS FOR THE WATER RESOURCES MANAGEMENT DEPARTMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 7, 2023, City Council approved an agreement with Razorback, LLC for the coating of exposed potable and reclaimed sewer pipes and tanks for the Water Resources Department (“Agreement”); and

WHEREAS, an allocation increase to the Agreement in the amount of \$2,000,000 is needed due to additional identified locations for pipe restoration that were not included in the initial scope of work; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$2,000,000 to the allocation for the agreement with Razorback, LLC for the coating of exposed potable and reclaimed sewer pipes and tanks for the Water Resources Department is hereby approved.

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


This Resolution shall become effective immediately upon its adoption.

LEGAL:



00783263

DEPARTMENT:



For John Palenchar



Approvals - gcc

Report • Printed on December 11, 2024

Approved

! Important

Consent Approval: 910-54 Coating of Potable, Reclaimed Tanks and Sewer Pipe January 9, 2025

Hi,

Attached is the consent item for Coating of Potable, Reclaimed Tanks and Sewer Pipe for an allocation increase of \$905,000 for the January 9th council.

Please review and approve.

If you have any questions, please let me know!

▼ Attachments

Consent Folder

<https://stpete1.sharepoint.com/:f/s/>

▼ Final status: Approved



Step 4: Approved by

Claude Tankersley

12/11/2024 4:17:25 PM



Step 3: Approved by

John E. Palenchar

12/11/2024 4:15:30 PM

Approved with updated file "910-54 Coating of Potable Reclaimed Tanks and Sewer Pipe January 2 2025 - Consent Agenda_JEP"



Step 2: Approved by

Stephanie N. Swinson

12/10/2024 2:04:07 PM



Step 1: Approved by

Margaret B. Wahl

12/10/2024 1:38:20 PM



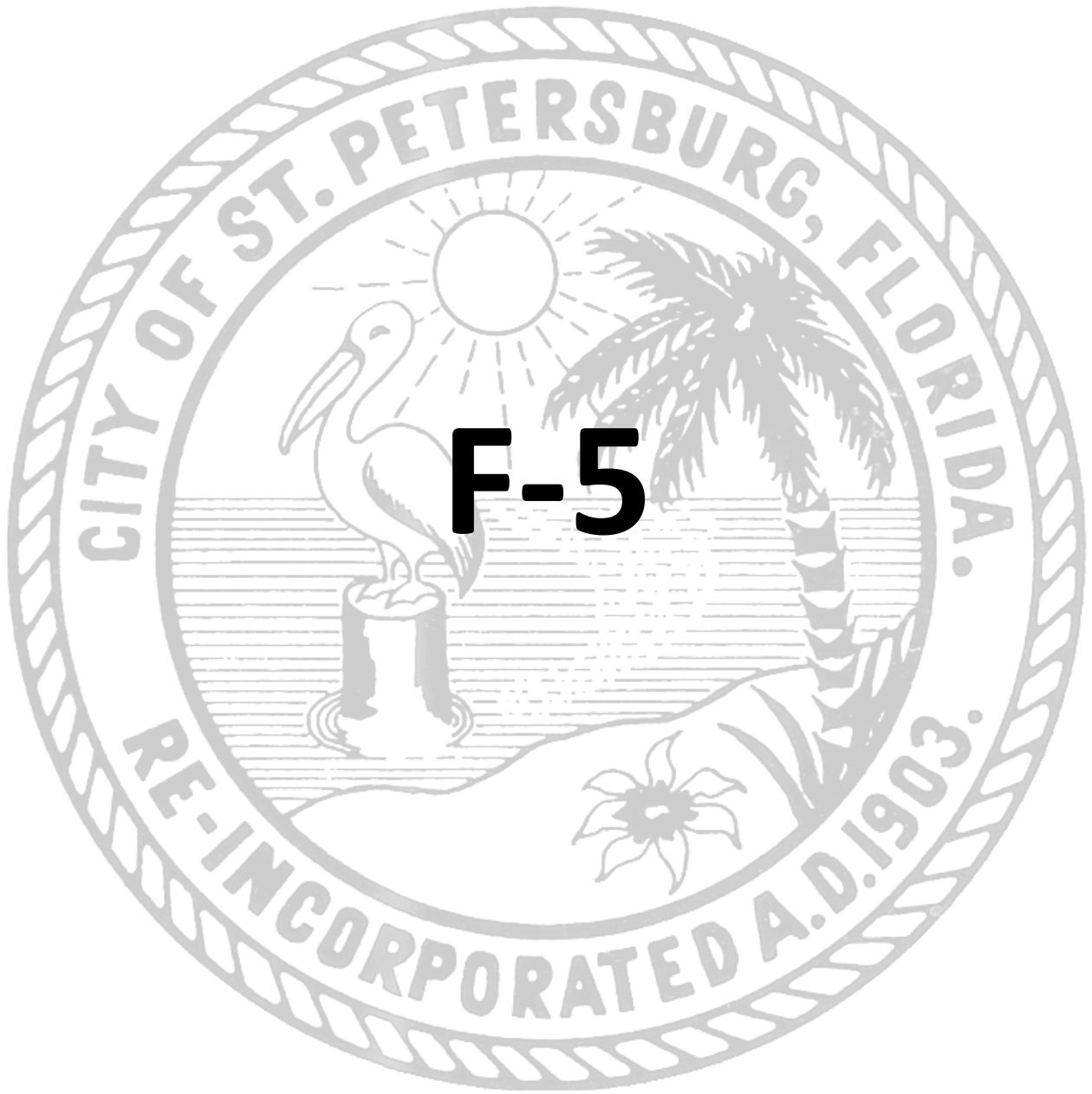
Requested by



Adam E. Williams

12/10/2024 1:37:10 PM

The following page(s) contain the backup material for Agenda Item: Orlando Health Bayfront Hospital Annual Update
Please scroll down to view the backup material.



F-5

CITY COUNCIL AGENDA PRESENTATION ITEM

DATE: December 13, 2024

TO: The Honorable Members of City Council

SUBJECT: Orlando Health Bayfront Hospital Annual Update

PRESENTER: John Moore - President, Orlando Health Bayfront Hospital

SCHEDULE FOR COUNCIL ON: January 9, 2025

Copley Gerdes
Council Vice-Chair, District 1

St. Petersburg City Council Update

Presented by
John Moore
President, Bayfront Health St. Petersburg
SVP, Orlando Health West Region

January 9, 2025

Our Mission

**To improve the health
and quality of life
of the individuals and
communities we serve.**

The Orlando Health Way



Embrace
Quality & Safety



Earn Physician
Loyalty



Be Your Best
Place To Work



Drive Growth
& Innovation



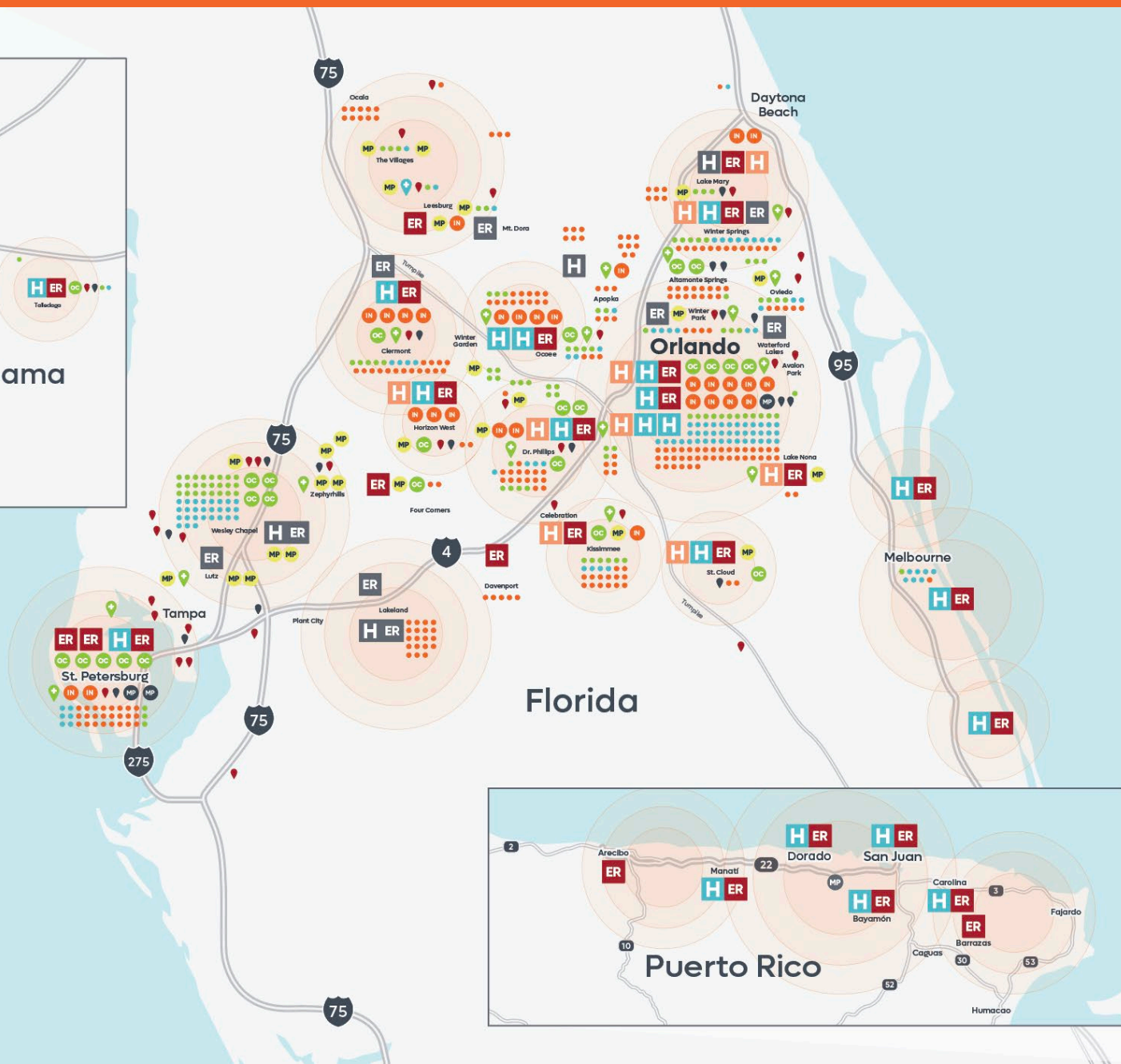
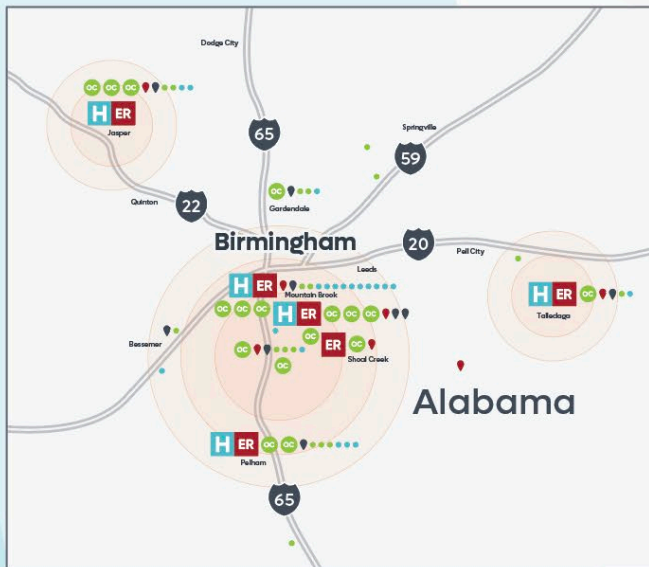
Strengthen
Economics



Serve Our
Customers Well

-  Orlando Health Hospitals
-  ERs & Pediatric ERs
-  Care at Home
-  Outpatient Centers
-  Medical Pavilions
-  Institutes
-  Urgent Care Centers
-  Walk-in Clinics
-  Cardiology Practices
-  Orthopedic Practices
-  Primary Care Practices
-  Specialty Care Practices
-  Community Physicians

-  Orlando Health Hospitals In Development
-  Free-Standing ERs In Development
-  Medical Pavilions In Development



At-A-Glance



55
Hospitals
and ERs

- 25 Hospitals
- 11 Free-Standing ERs
- 9 Hospital Care at Home

In Development

- 4 Hospitals
- 6 Free-Standing ERs



10
Specialty
Institutes



115+
Outpatient
Centers



25
Medical
Pavilions



17
Urgent
Care
Centers

Central Florida's Only
Level One
Trauma Center

Pinellas County's Only
Adult
Trauma Center




5,200+
Physicians




105
Medical
Specialties



140
Primary Care
Practices



786,000+
ER
Visits



5,650+
Bed
System

\$1.7B
Total
Community
Impact
(FY23)



\$12B
of Assets
Under
Management



36,450+
Team Members



Plus **1,750+**
Employed
Physicians

242,000+
Inpatient
Visits



6.9M+
Outpatient
Visits



9/12/24

Awards and Recognitions

BEST REGIONAL HOSPITALS
US News & World Report
ORLANDO METRO
RECOGNIZED IN 77 TYPES OF CARE
2024-2025

BEST HOSPITALS
US News & World Report
DIABETES & ENDOCRINOLOGY
2024-2025

BEST HOSPITALS
US News & World Report
HEART & VASCULAR
2024-2025

HIGH PERFORMING HOSPITALS
US News & World Report
GASTROENTEROLOGY & GI SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
GERIATRICS

HIGH PERFORMING HOSPITALS
US News & World Report
PULMONOLOGY & LUNG SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
UROLOGY

HIGH PERFORMING HOSPITALS
US News & World Report
AORTIC VALVE SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
COLON CANCER SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
COPD

HIGH PERFORMING HOSPITALS
US News & World Report
GYNECOLOGICAL CANCER SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
HEART ATTACK

HIGH PERFORMING HOSPITALS
US News & World Report
HEART BYPASS SURGERY

HIGH PERFORMING HOSPITALS
US News & World Report
HEART FAILURE

HIGH PERFORMING HOSPITALS
US News & World Report
KIDNEY FAILURE

HIGH PERFORMING HOSPITALS
US News & World Report
KNEE REPLACEMENT

HIGH PERFORMING HOSPITALS
US News & World Report
LEUKEMIA, LYMPHOMA & MYELOMA

HIGH PERFORMING HOSPITALS
US News & World Report
LUNG CANCER SURGERY

MATERNITY CARE ACCESS HOSPITAL
US News & World Report
2024

HIGH PERFORMING HOSPITALS
US News & World Report
MATERNITY

HIGH PERFORMING HOSPITALS
US News & World Report
COPD

HIGH PERFORMING HOSPITALS
US News & World Report
DIABETES

HIGH PERFORMING HOSPITALS
US News & World Report
COPD

HIGH PERFORMING HOSPITALS
US News & World Report
HEART ATTACK

HIGH PERFORMING HOSPITALS
US News & World Report
HEART FAILURE

HIGH PERFORMING HOSPITALS
US News & World Report
HEART ATTACK

HIGH PERFORMING HOSPITALS
US News & World Report
HEART FAILURE

HIGH PERFORMING HOSPITALS
US News & World Report
KIDNEY FAILURE

HIGH PERFORMING HOSPITALS
US News & World Report
PNEUMONIA

HIGH PERFORMING HOSPITALS
US News & World Report
STROKE

HIGH PERFORMING HOSPITALS
US News & World Report
HIP REPLACEMENT

BEST CHILDREN'S HOSPITALS
US News & World Report
RANKED IN 5 SPECIALTIES
2024-2025

BEST CHILDREN'S HOSPITALS
US News & World Report
DIABETES & ENDOCRINOLOGY
2024-2025

BEST CHILDREN'S HOSPITALS
US News & World Report
PEDIATRIC ACUTE CARE
2024-2025

BEST CHILDREN'S HOSPITALS
US News & World Report
NEUROLOGY
2024-2025

BEST CHILDREN'S HOSPITALS
US News & World Report
NEUROLOGY
2024-2025

BEST CHILDREN'S HOSPITALS
US News & World Report
PEDIATRIC NEUROLOGY
2024-2025

Orlando Health Orlando Regional Medical Center (ORMC)
Orlando Health Dr. P. Phillips Hospital | Orlando Health South Seminole Hospital

Orlando Health South Lake Hospital

Orlando Health - Health Central Hospital

Orlando Health Arnold Palmer Hospital for Children

Orlando Health Winnie Palmer Hospital for Women and Babies

CRIBBS HILL FOR KIDS
SAFE SLEEP HOSPITAL
CERTIFIED

RECOGNIZED
NQQA
DIABETES

ELSO
ELITE LEVEL CENTER

MBS/QIP
ACCREDITED CENTER
QUALITY PROGRAM

VERIFIED
AMERICAN BURN ASSOCIATION
BURN CENTER

NATIONALLY RECOGNIZED
LEAPFROG HOSPITAL SAFETY GRADE
STRAIGHT A
2024

NATIONALLY RECOGNIZED
LEAPFROG HOSPITAL SAFETY GRADE
STRAIGHT A
2024

NATIONALLY RECOGNIZED
LEAPFROG HOSPITAL SAFETY GRADE
STRAIGHT A
2024

NATIONALLY RECOGNIZED
LEAPFROG HOSPITAL SAFETY GRADE
SPRING 2024

THE LEAPFROG GROUP
TOP CHILDREN'S HOSPITAL
2022

THE LEAPFROG GROUP
TOP TEACHING HOSPITAL
2022

THE LEAPFROG GROUP
TOP GENERAL HOSPITAL
2023

THE LEAPFROG GROUP
TOP TEACHING HOSPITAL
2023

Orlando Health South Lake

Orlando Health ORMC | Orlando Health Dr. P. Phillips

Orlando Health - Health Central

Orlando Health South Seminole

Orlando Health Arnold Palmer

Orlando Health Winnie Palmer

Orlando Health - Health Central

Orlando Health ORMC | Orlando Health South Seminole

LANTERN AWARD
2023-2024

LANTERN AWARD
2024-2027

BEACON AWARD FOR EXCELLENCE

MAGNET RECOGNIZED
AMERICAN NURSES CREDENTIALING CENTER

STANDARD EXCELLENCE
NATIONAL QUALITY AWARD

STS National Database
Trusted. Transformed. Real-Time.

Newsweek
AMERICA'S BEST PHYSICAL REHABILITATION CENTERS
2024

CERTIFIED
DNV
Comprehensive Stroke Center
Quality & Patient Safety

2024 GET WITH THE GUIDELINES
GOLD PLUS
STROKE

2024 GET WITH THE GUIDELINES
GOLD PLUS
STROKE

2024 GET WITH THE GUIDELINES
GOLD
RESUSCITATION

2024 GET WITH THE GUIDELINES
SILVER PLUS
HEART FAILURE

2024 GET WITH THE GUIDELINES
SILVER
AFIB

Orlando Health South Seminole

Orlando Health ORMC
Orlando Health Dr. P. Phillips

2024 Becker's Hospital Review
Top Heart Program

Commission on Cancer
ACCREDITED PROGRAM
A QUALITY PROGRAM of the AMERICAN COLLEGE OF SURGEONS

NAPBC
NATIONAL ACCREDITATION PROGRAM FOR BREAST CENTERS
ACCREDITED BREAST CENTER
A QUALITY PROGRAM of the AMERICAN COLLEGE OF SURGEONS

Fact
ACCREDITED

THE COMMITTEE ON TRAUMA
VERIFIED TRAUMA CENTER

CARF
ACCREDITED

2024 Becker's Hospital Review
150 Top Places to Work in Healthcare

BEST PLACES TO WORK
Modern Healthcare 2024
Orlando Health South Seminole
Orlando Health St. Cloud
Orlando Health Jewett Orthopedic Institute

TOP WORK PLACES 2024
Orlando Sentinel

USA TODAY
TOP WORK PLACES 2024
USA

Great Place To Work
Certified
JULY 2024 - JULY 2025
USA

Commission on Cancer
National Accreditation Program for Rectal Cancer

ACR
ACCREDITED FACILITY

IAC
ACCREDITED FACILITY

QCP
QOPI Certification Program
Quality Cancer Care: Recognizing Excellence

NAEC
LEVEL 4 EPILEPSY CENTER

AMERICA'S GREATEST WORKPLACES FOR DIVERSITY & INCLUSION
Newsweek

AMERICA'S GREATEST WORKPLACES FOR DIVERSITY & INCLUSION
Newsweek

AMERICA'S GREATEST WORKPLACES FOR DIVERSITY & INCLUSION
Newsweek

AMERICA'S GREATEST WORKPLACES FOR DIVERSITY & INCLUSION
Newsweek

FORTUNE
AMERICA'S MOST INNOVATIVE COMPANIES | 2024

2024 Becker's Hospital Review
Top Oncology Hospital

Orlando Health Bayfront Hospital- Continued Commitment to St. Petersburg



Bayfront Health Institute Square Update



Orlando Health Institute Square

Bayfront Health Medical Pavilion

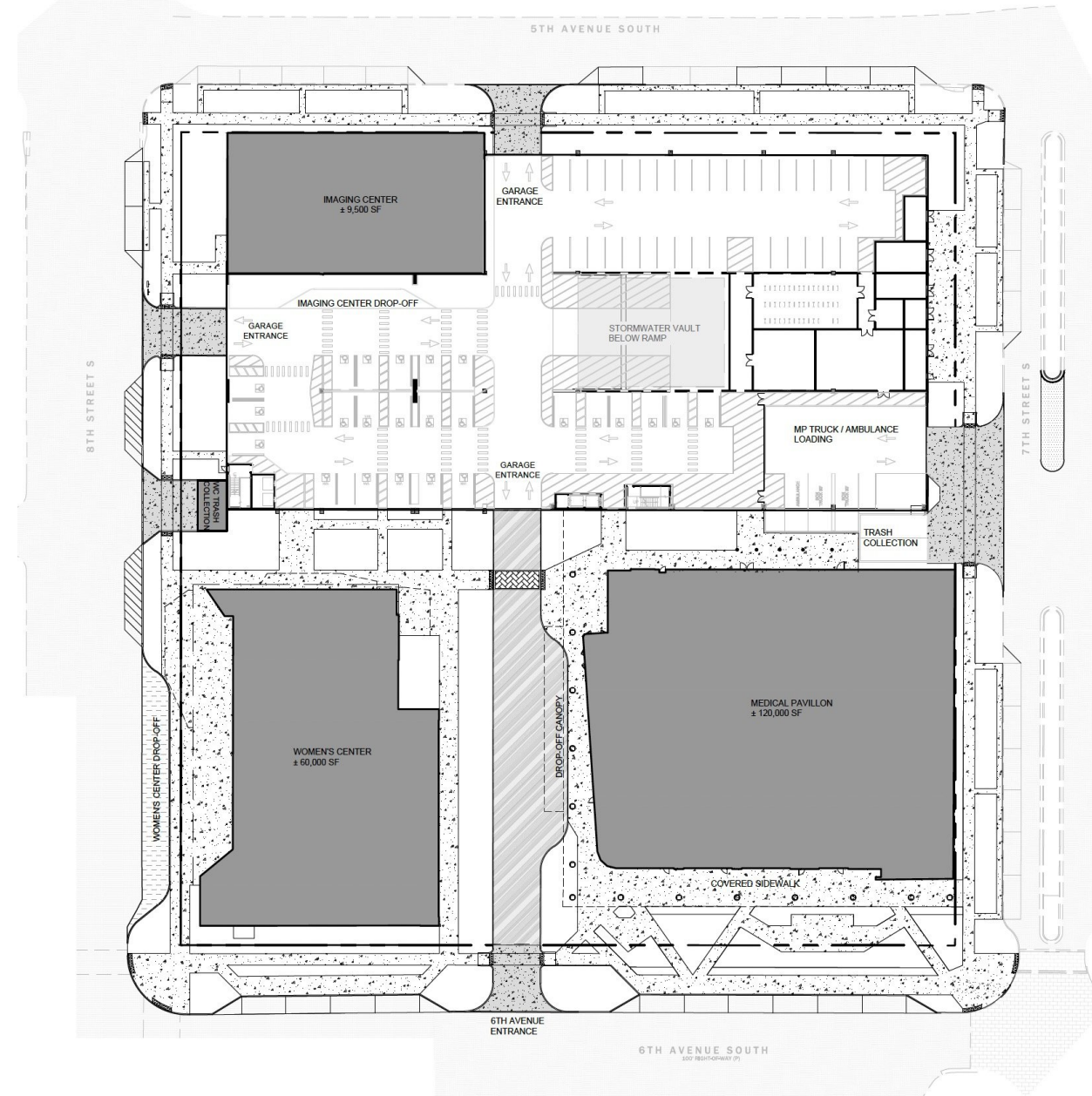
- Four-story
- 120,000 sq. feet

Bayfront Health Women’s Pavilion

- Three-story
- 60,000 sq. feet

Parking Deck

- 9,500-sq.-foot imaging center located on ground floor of multi-level parking deck



Orlando Health Institute Square

Bayfront Health Medical Pavilion

- Partnership with Florida Cancer Specialists and Research Institute Cancer care in urogynecology, colorectal, thoracic, lung, head and neck, breast, and skin

Bayfront Health Women's Pavilion

- Partnership with Women's Care
- Obstetrics, gynecology and women's health through all phases of life

Imaging Center and Wound Care Center

- Located on ground floor of multi-level parking deck

Orlando Health Achievements and Milestones

- **Significantly reduced hospital-associated infections over the last three years and currently performing among top-performing hospitals nationally**
- **National accreditations, certifications and recognitions:**
 - American College of Radiology for Cardiac Cath Lab and multiple imaging modalities
 - Joint Commission certification for Hip and Knee Replacement program
 - DNV certification for Comprehensive Stroke program
 - American Heart Association/Get With The Guidelines –Stroke Gold Plus Achievement and Type 2 Diabetes Honor Roll
 - Pursuing Metabolic and Bariatric Surgery accreditation through the American College of Surgeons (January 2024)
 - Participating in the National Surgical Quality Improvement Program through the American College of Surgeons
- **Improvement in patient experience scores reflected in CMS star ratings (January 2024 release)**
- **Registered nurse turnover stabilized and continuing to trend downward**

16.5% Reduction
in Open Positions

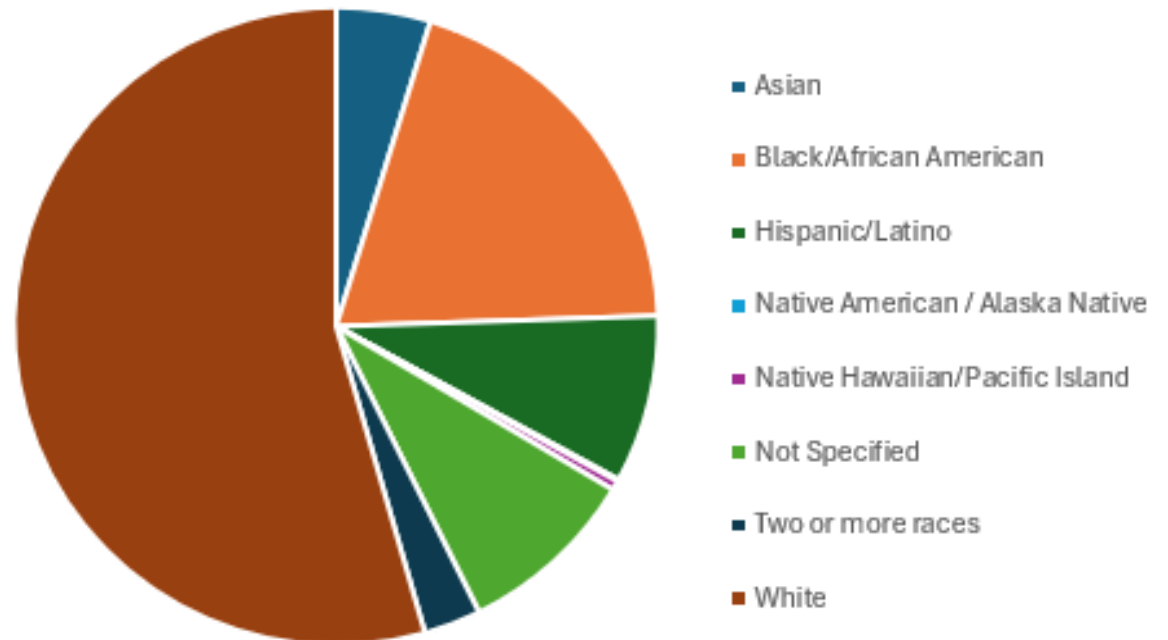
Hired
600+
New Nurses
Since
October 2020

41% Reduction
in Registered Nurse
Open Requisitions

Orlando Health Team Member Demographics

White	Black/ African American	Not Specified	Hispanic/ Latino	Asian	Native Hawaiian/ Pacific Islander	Two or more races	Native American/ Alaska Native	
1139	413	191	178	99	10	60	2	2,092
54%	20%	9%	9%	5%	0.5%	3%	0.1%	

Gender	Total	
Female	1,634	78.11%
Male	458	21.89%
Total	2,092	



Orlando Health 2024 Physician Recruitment



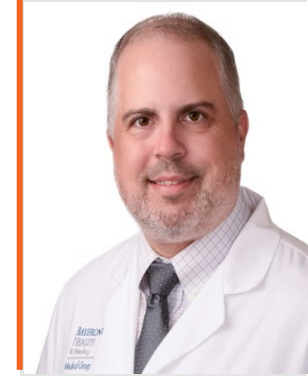
Erin Thompson, MD
OB/GYN Faculty



Heisy Asusta, MD
OB/GYN Faculty



Nyarai Mushonga, MD
Urogynecology



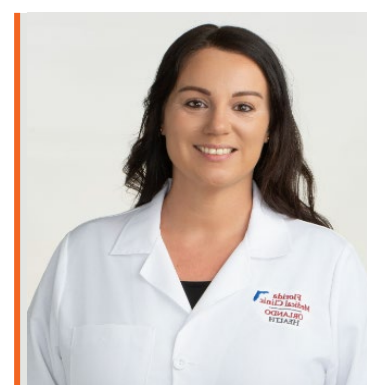
Nicholas Kotch, MD
Electrophysiology



Ana Rosa Segura, MD
Acute Care Surgeon



John Roche, MD
Otolaryngology

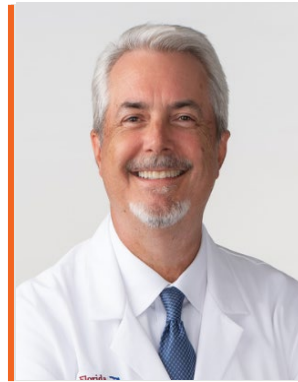


Victoria Otano, MD
Family Medicine Faculty



Tina Kloss, MD
Family Medicine

Orlando Health 2024 Physician Recruitment



Daniel Bell, MD
Neurology



Christina Diaz, MD
Neurology



William Scharpf, DO
Neurology



Gregory Scott, MD
Neurology

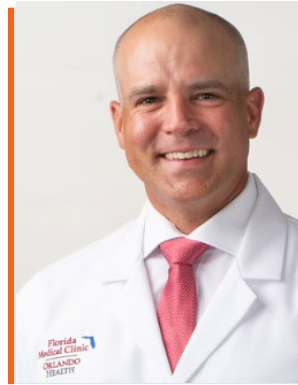


Alberto Vasquez, MD
Neurology & Research



Heather Herrema, DO
Neurology

Orlando Health 2024 Physician Recruitment



Daniel Dziadosz, MD
Ortho Trauma



Joseph Temperato, DO
Ortho Trauma



Joshua Milby, DO
Trauma & Sports Medicine



Chuck Nalley, MD
Ortho Spine



Alex Sullivan, MD
Ortho: Lower Extremity



Randa Elmallah, DO
Ortho: Upper Extremity

Bayfront Hospital Journey To Excellence

Bayfront 2020

- Poor patient satisfaction
- Loss of morale, high turnover
- Loss of vision and purpose
- Higher rates of hospital acquired infections
- Loss of community trust
- Loss of physician trust
- Leapfrog D safety grade
- CMS 1-Star rating
- Neglected infrastructure
- Poor financial performance

Orlando Health Infusion

- Changes in leadership, listening tours
- Adoption of leadership/improvement system
- Set vision based on strategic imperatives: To be a top performing hospital nationally: Leapfrog, CMS Star Rating
- Priority focus on quality and patient safety
- Adoption of bundles and best practices for improvement
- Improved benefits, investment in team members
- Improved staffing
- Addressing community needs through involvement and grant funding
- Fixed infrastructure → ongoing
- Partnered with community physicians
- Invested in key clinical service lines
- Enhanced electronic, comprehensive health record
- Improved community access with new FSED
- Expanding access with Institute Square
- Growing as a regional health system

Bayfront Hospital 2025

- Patient satisfaction 79th percentile rank
- People's Choice Best of the Best to Have a Baby, Best Emergency Room, and Best Cardiology
- Among best hospitals nationally in preventing hospital acquired infections
- Team member benefits continue to expand to include tuition at SPC, etc.
- Best Joint Commission accreditation survey in organization's history
- Improved timely & effective care in the ED, LWBS, to well below 1%
- Sepsis care exceeding national performance
- Continue investment in infrastructure to all private rooms → 2025
- Re-established physician trust, expanded medical group combining with Florida Medical Clinic
- Leapfrog B Safety Grade Spring 2024
- CMS Star Ratings to reflect improvements July 2025
- Consistently positive financial margins providing for ongoing re-investment

External Validations of Excellence

- **Joint Commission re-accreditation November 2024**
- **DNV comprehensive stroke program re-certification July 2024**
- **Bariatric Program Recognition**
 - Blue Distinction – Florida Blue
 - Optum Center of Excellence for Bariatric Surgery – United Health
 - Institute of Quality for Bariatric Surgery – Aetna
 - 3-Star Quality Bariatric Center – Cigna
- **Postpartum Access and Continuity of Care All-Star Hospital – FPQC**
- **Orlando Health Bayfront Hospital has again been named among *Tampa Bay Times*’ “Best of the Best” honorees!**
 - Almost 500,000 votes from readers and residents of the greater Tampa Bay community were cast across an array of different categories.
 - For the second consecutive year, we are honored to have been selected as the **Best Place to Have a Baby, Best Emergency Room** and **Best Cardiology** in the Tampa Bay area.

Hurricane Impact- Team Members

- **Helene**

- Total of 257 team members impacted in some way (loss of power, housing, transportation, childcare, etc.)
- 80 team members “severely impacted”
 - Many lost everything
 - Bayfront team members contacted impacted TMs to provide guidance and direction to local resources
 - Bayfront deployed response teams to help clean out homes that were destroyed and one team to assist with demolition (all volunteers).

- **Milton**

- Total of 70 team members impacted in some way (loss of power, housing, transportation, childcare, etc.)
- 20 team members “severely impacted”
- Many had residual damage from Helene that was exacerbated during Milton
- Resource Room set up with donated cleaning supplies, personal hygiene items, and non-perishables.

Hurricane Impact- Facility and Operations

- **Activated Orlando Health Emergency Response Team (OHERT)-**
 - Team members on alternating teams assigned to stay at hospital to maintain operations through emergency- 41 hours
 - Hospital and ED at full capacity
- **Required Emergency Potable Water due to water shut off**
- **Experienced water intrusion at various locations. No lasting damage.**
- **Eliminated gas shortage issues for area hospital team members with free fuel dispensing**



Physician and Team Member Engagement



Keep Pinellas Beautiful
Clean Up on Earth Day



Packing Mobile Meals Kits
at St. Pete Free Clinic



Stop the Bleed Class
with Youth Leadership
Pinellas



Heroes of the St. Pete Police
and Fire Foundation Race

Orlando Health Community Grant Program

Beginning in 2022, the program has awarded more than \$740,000 through 25 organizations serving Pinellas County

Total funding amount for this year was **\$242,641** through **10 grants**

1. **EPIC** EPIC's Food and Personal Needs Pantry in Pinellas County
2. **EmpowHERment** Her Therapy Program
3. **Family Enrichment Services** Mileage for In-home Clinicians
4. **Gulf Coast Jewish Family and Community Services** CALL: Community Assistance Life Liaison
5. **Healthy Start Coalition of Pinellas** Coordinated Intake and Referral
6. **Homeless Empowerment Program** Vision Programming
7. **LIVE Tampa Bay** Recovery Peer Workforce Development
8. **Metropolitan Ministries** NeighborHOPE
9. **Seniors in Service of Tampa Bay** Health Buddies
10. **St. Petersburg Free Clinic** Prescription Health Program

Orlando Health Community Grant Program




“ J.L. entered the Family Transitional Program at HEP on April 23, 2024, with her two young children. At the time of intake, she indicated that both she and her children had several wellness needs, including immunizations, finding healthcare insurance, establishing a primary care doctor for herself, and seeking mental health services for her untreated postpartum depression.

With the support of the Healthcare Navigator, funded by Orlando Health, over the course of her stay at HEP, J.L. achieved all the wellness goals that she established during intake.


While with HEP, J.L. met with the on-site APRN who conducted a mental health evaluation and then prescribed the appropriate mental health medication, which J.L. was able to have delivered directly to HEP's campus. To ensure J.L. and her children would have access to medical care, the Healthcare Navigator assisted her with signing up for health insurance, supported the family through the process of finding a primary care physician and pediatrician, and then coordinated transportation so that J.L. could establish a medical home and the children could receive their physicals and immunizations.



Community Investment Priorities



Be Your Best Place To Work



Serve Our Customers Well



Embrace Quality & Safety



Earn Physician Loyalty



Strengthen Economics



Drive Growth & Innovation

Quality of Life

Create comfort and vitality which allows individuals and communities to thrive

Health and Safety

Ensure all have access to quality, compassionate care in an environment of respect and safety

Economic Prosperity

Stimulate the growth and success of local economies and its citizens

Community Relations 2024 Highlights

\$355,457
Community Investment

60
Organizations
Supported

72
Sponsorship
Activations



Volunteerism Highlights

- Habitat For Humanity
- Dollars For Doers

Orlando Health Bayfront Hospital Volunteerism

Area	2023	2024	% Change
Volunteer opportunities	20	38	90%
Organizations impacted	17	19	11%
Volunteer hours	511	896	75%
Team member volunteers	108	188	74%



Other Types of Support in St. Pete

St. Pete Free Clinic x Orlando Health Bayfront Hospital OB/GYN Clinic

- Providing funds for SPFC patients in need of gyno follow ups (colposcopies)
- 10 patients referred so far; cancer discovered in 1 patient and being treated

Speer YMCA

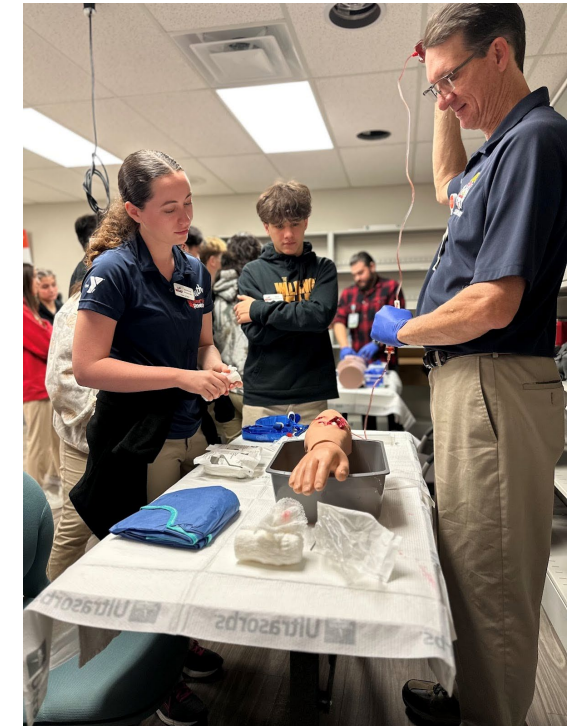
- Monthly physician speaker series (cardiology, primary care, etc.)

CPR Training

- Grand Prix Lead Volunteers

Stop The Bleed Training

- Youth Leadership Pinellas



Partnership with Foundation for a Healthy St. Petersburg

Mental Health and Community Wealth 2023 grant RFP

Focus:

- Mental Health and Wellness for Black, Indigenous, and People of Color
- Economic Equity and Justice
- Capacity Building

**Three Funding Cycles –
Bayfront Health matching Foundation for Healthy St. Petersburg dollar for dollar**

2023

20 recipients were
awarded a total of
\$3,000,000

2024

11 recipients were
awarded a total of
\$2,000,000

2024

35 recipients were
awarded a total of
\$350,000

Partnership with Foundation for a Healthy St. Petersburg

Orlando Health + Foundation for a Healthy St. Petersburg

63

Programs Funded

5,444

Community Impact

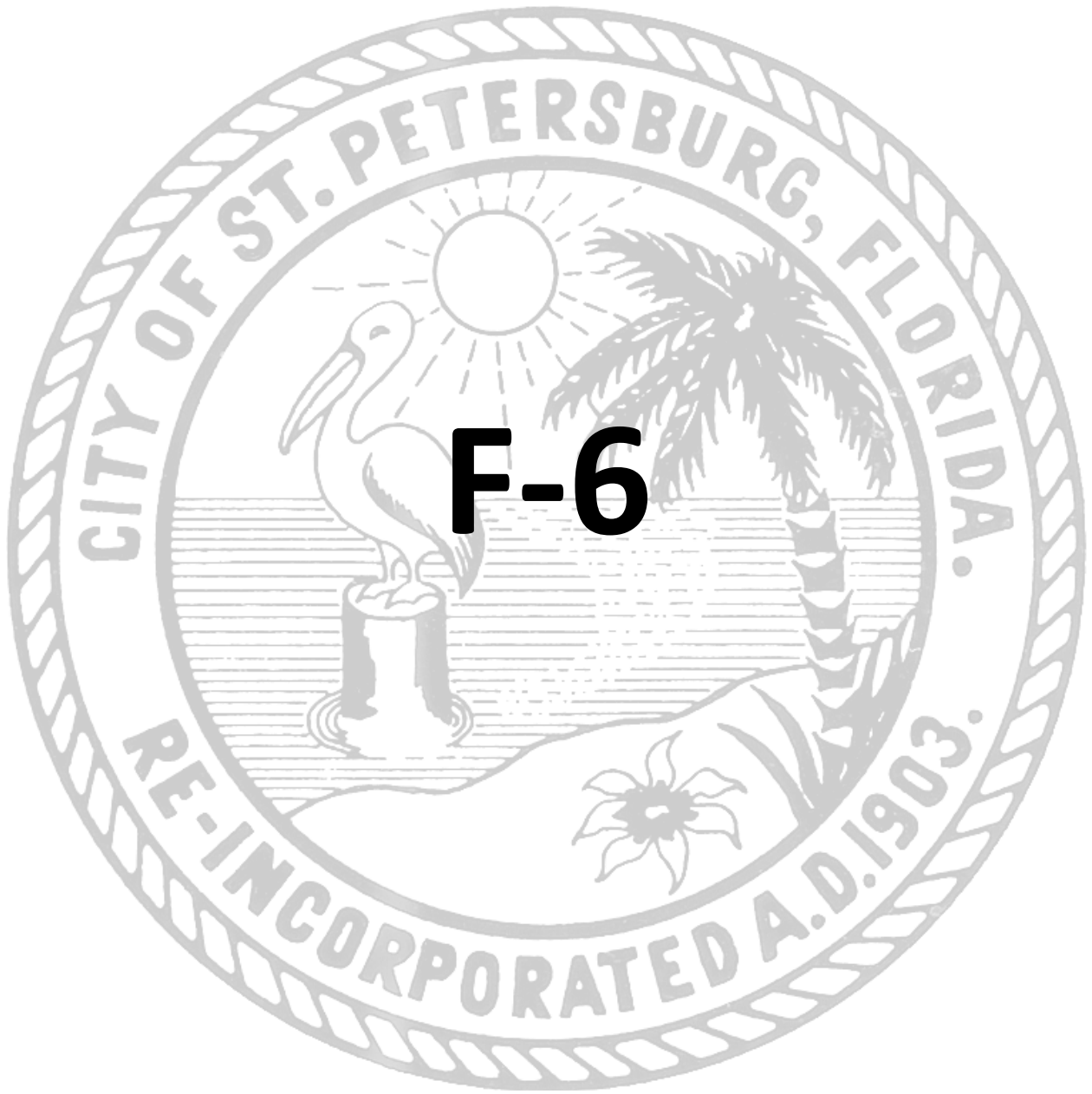
57%

Goal Achievement



Thank You

The following page(s) contain the backup material for Agenda Item: Approving the purchase of a deployable FloodWall prevention barrier system, from AquaFence USA, Inc, for the Water Resources Department, for a total cost of \$628,000.
Please scroll down to view the backup material.



F-6

ST. PETERSBURG CITY COUNCIL
Reports Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving the purchase of a deployable FloodWall prevention barrier system, from AquaFence USA, Inc, for the Water Resources Department, for a total cost of \$628,000.

Explanation: The vendor will provide 518 linear feet of the AquaFence FloodWall barrier system. The panels will be delivered in 20 weather-resistant storage crates, along with Professional Engineering stamped drawings, details, and calculations. Additionally, AquaFence will conduct an on-site training session for the lift station maintenance team to ensure proper deployment and operation of the system.

AquaFence is a rapidly deployable flood barrier system tested by the U.S. Army Corps of Engineers and compliant with FEMA standards. This technology is specifically engineered to provide flood defense through its modular, reusable design and rapid deployment capabilities. The AquaFence FloodWall has been proven effective in similar applications worldwide.

AquaFence USA, Inc. is the sole manufacturer and exclusive distributor of the AquaFence FloodWall system in the United States. The company's proprietary design and manufacturing processes are protected by patents and trademarks, such that AquaFence USA, Inc. is the only source for new products, service parts, and maintenance support. Their factory-authorized service network guarantees that repairs and maintenance meet the highest standards.

Failure to procure the AquaFence FloodWall system would expose Lift Station #85 to significant flood risks, potentially leading to operational disruptions, costly repairs, and compromised sewage processing capabilities. The inability to adequately protect this infrastructure could result in critical service interruptions, negatively impacting public health and safety.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends:

AquaFence USA, Inc, (Hoboken, NJ)\$628,000

This purchase is being made in accordance with Section 2-196 (a)(5) of the Procurement Code, which allows for a sole source procurement to be used for the purchase of where the supply, service, or software is a component or replacement part, an expansion or upgrade, or a specialized service for which there is no commercially available substitute, and which can be purchased only from the manufacturer, distributor, or a manufacturer's service representative. The Procurement Director has reviewed and determined the purchase of a FloodWall barrier system shall be made as a sole source.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, Lift Station Maintenance (420-2205).

Attachments: Sole Source
Resolution



Sole Source for AquaFence USA, Inc (FloodWall)

Sole Source

Water Resources

05554, 95345

Project ID: SS- 25 - 052

Release Date: Tuesday, December 17, 2024

Due Date: Friday, December 27, 2024 3:00pm

Posted Tuesday, December 17, 2024 9:37am

Bid Unsealed Monday, December 30, 2024 8:56am by Adam Williams

Pricing Unsealed Monday, December 30, 2024 8:56am by Adam Williams

All dates & times in Eastern Time

Edit Preview

Responses

List of vendor responses submitted for the project

Response Viewer Agreement Accepted
Dec 30, 2024 8:55 AM

Report

Status	Vendor	Contact Info	Submission Date
No Bid	American Efficiency Services, LLC	AES Portals User aesportals@americanefficiency.com	Dec 17, 2024 10:05 AM

Response Viewer Agreements Accepted

Accepted By	Accepted At
Adam Williams	Dec 30, 2024 8:55 AM

If you have received responses externally, you can use the button below to manually add them.

[+ Add Response](#)

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A DEPLOYABLE FLOODWALL PREVENTION BARRIER SYSTEM FROM AQUAFENCE USA, INC. FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL COST NOT TO EXCEED \$628,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase a deployable FloodWall prevention barrier system from AquaFence USA, Inc. for the Water Resources Department at a total cost not to exceed \$628,000; and

WHEREAS, Section 2-196 (a) of the St. Petersburg City Code provides for sole source procurement when a supply or service is available from only one source (“the Sole Source Procurement Section”); and

WHEREAS, the Procurement Director (i.e. the “POD”) has made the determination that this purchase shall be made pursuant to the Sole Source Procurement Section; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of a deployable FloodWall prevention barrier system from AquaFence USA, Inc. for the Water Resources Department at a total cost not to exceed \$628,000 is hereby approved.

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

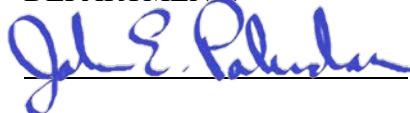
This resolution shall become effective immediately upon its adoption.

LEGAL:



00784955.DOCX

DEPARTMENT:





Approvals - gcc

Report • Printed on December 23, 2024

Approved

! Important

Consent Approval: 95-345 Flood Prevention Barrier

Hi,

Attached is the consent folder for the January 23rd council meeting for a Flood Prevention Barrier in the amount of \$628k. Please review and approve.

Thank you!

▼ Attachments



Consent Agenda

<https://stpete1.sharepoint.com/:f/s/>

▼ Final status: Approved



Step 4: Approved by

Claude Tankersley

12/23/2024 12:24:24 PM



Step 3: Approved by

John E. Palenchar

12/23/2024 11:15:21 AM

Confirming this will go on reports



Step 2: Approved by

Stephanie N. Scarbrough

12/23/2024 9:02:33 AM



Step 1: Approved by

Margaret B. Wahl

12/20/2024 2:00:50 PM



Requested by

Adam E. Williams

12/20/2024 2:00:22 PM

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5). (Council Member Gabbard)
Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: December 16, 2024

COUNCIL DATE: January 09, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)

Council Member Brandi Gabbard
District 2

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Budget, Finance, and Taxation Committee for a comprehensive update on all hurricane-related expenses at the January 23, 2025 BFT meeting. (Vice-Chair Hanewicz)
Please scroll down to view the backup material.



G-2

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: December 27, 2024

COUNCIL DATE: January 9, 2025

RE: Referral to the Budget, Finance, and Taxation Committee for a
Comprehensive Update on all Hurricane-Related Expenses at the January
23, 2025 Meeting.

ACTION DESIRED:

Respectfully requesting a referral to the Budget, Finance, and Taxation Committee (BFT) for a comprehensive update on all hurricane-related expenses at the January 23, 2025 BFT meeting.

Lisset Hanewicz
Council Member, District 4

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use & Transportation Committee to discuss reviewing regulations on development in the Coastal High Hazard Area. (Council Member Driscoll)
Please scroll down to view the backup material.



G-3

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: December 30, 2024

COUNCIL DATE: January 9, 2025

RE: Coastal High Hazard Area development regulations

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use & Transportation Committee to discuss reviewing regulations on development in the Coastal High Hazard Area.

Gina Driscoll
Council Member, District 6

The following page(s) contain the backup material for Agenda Item: A resolution approving a substantial amendment (Amendment) to the City's FY 2023/24 Annual Action Plan (Plan) to transfer Community Development Block Grant (CDBG) funding in the amount of \$39,345.50 from the FY 2023/24 undesignated balance in CDBG award 81994 to PAL-Owls Nest CDBG 23/24 project (19683-10); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (HUD); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.
Please scroll down to view the backup material.



J-1

ST. PETERSBURG CITY COUNCIL

**(Non-Consent Agenda Item)
Meeting of January 9, 2025**

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT: A resolution approving a substantial amendment (“Amendment”) to the City’s FY 2023/24 Annual Action Plan (“Plan”) to transfer Community Development Block Grant (“CDBG”) funding in the amount of \$39,345.50 from the FY 2023/24 undesignated balance in CDBG award 81994 to PAL-Owl’s Nest CDBG 23/24 project (19683-10); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

EXPLANATION: On August 3, 2023, City Council by Resolution Number 23-376 approved the City’s FY 2023/24 Annual Action Plan (“Plan”). In the Plan, Pinellas Affordable Living (“PAL”) was awarded \$79,898 to replace the roof and handrails at its facility located at 1147-1205 16th Street North (“Facility”). After replacing the roof, \$38,535.35 remained, but was not sufficient funding to replace the handrails.

An Amendment to the FY 2023/24 Plan is required by the City to transfer \$39,345.50 from undesignated CDBG funding from FY 2023/24 to the PAL-Owl’s Nest project (19683-10). After the contractor’s submittal of pricing, the total cost of the project is now estimated at \$119,243.50, leaving a gap in funding of \$39,345.50.

Administration is requesting approval of the Amendment to transfer \$39,345.50 from the FY 2023/24 undesignated award balance to the project, for a new total of \$119,243.50. The installation of the handrails is ready to commence once the additional funding is approved.

A public notice was published on December 4, 2024, in the Tampa Bay Times to notify the public of the proposed Amendment and of a public hearing to be held on January 9, 2025, which complies with the revised Citizen Participation requirements of the Consolidated Plan.

RECOMMENDATION:

A resolution approving a substantial amendment (“Amendment”) to the City’s FY 2023/24 Annual Action Plan (“Plan”) be approved to transfer Community Development Block Grant (“CDBG”) funding in the amount of \$39,345.50 from the FY 2023/24 undesignated balance in CDBG award 81994 to PAL-Owl’s Nest CDBG 23/24 project (19683-10); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION:

Funds have been previously appropriated in the Community Development Block Grant Fund (1111), Housing and Community Development Department, Administration Division (082-1089).

ATTACHMENTS: Resolution

APPROVALS:

Administration: *McFoster* Budget: *Lance Stanford*

RESOLUTION NO. 2025 - _____

A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2023/24 ANNUAL ACTION PLAN TO TRANSFER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING IN THE AMOUNT OF \$39,345.50 FROM UNDESIGNATED BALANCE IN CDBG AWARD 81994 TO PAL-OWL'S NEST CDBG FY 23/24 PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE SUBSTANTIAL AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE SUBSTANTIAL AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 3, 2023, City Council by Resolution No. 2023-376 approved the City's FY 2023/24 Annual Action Plan ("Plan"), which in part provides for the expenditure of Community Development Block Grant ("CDBG") award 81994; and

WHEREAS, in the Plan, Pinellas Affordable Living, Inc., a Florida not for profit corporation ("PAL"), was awarded \$79,898 to replace the roof and handrails at its facility located at 1147-1205 16th Street North, which is known as the PAL-Owl's Nest CDBG FY 23/24 project ("Project"); and

WHEREAS, after replacing the roof, \$38,535.35 remained, but was not sufficient funding to replace the handrails to complete the Project; and

WHEREAS, PAL needs additional funding in the amount of \$39,345.50 to complete the Project for a revised total Project cost of \$119,243.50, which qualifies as a substantial amendment to the Plan ("Amendment"); and

WHEREAS, Administration believes that it is in the best interest of the City to provide the additional funding to PAL to install the handrails and complete the Project in its entirety, and therefore the Amendment is necessary; and

WHEREAS, a public notice was published in the Tampa Bay Times and The Weekly Challenger on December 4, 2024, to notify the public of the public hearing regarding the Amendment to be held on January 9, 2025, which complies with the citizen participation requirements of the Plan; and

WHEREAS, the City's current agreement with PAL regarding the Project will be amended to include the additional funding of \$39,345.50 for a revised Project total of \$119,243.50.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a substantial amendment to the City's FY 2023/24 Annual Action Plan to transfer Community Development Block Grant ("CDBG") funding in the amount of \$39,345.50 from the undesignated balance in CDBG award 81994 to PAL-Owl's Nest CDBG FY 23/24 project (19683-10) ("Amendment"), is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of this resolution and the Amendment.

This resolution shall become effective immediately upon its adoption.

LEGAL:

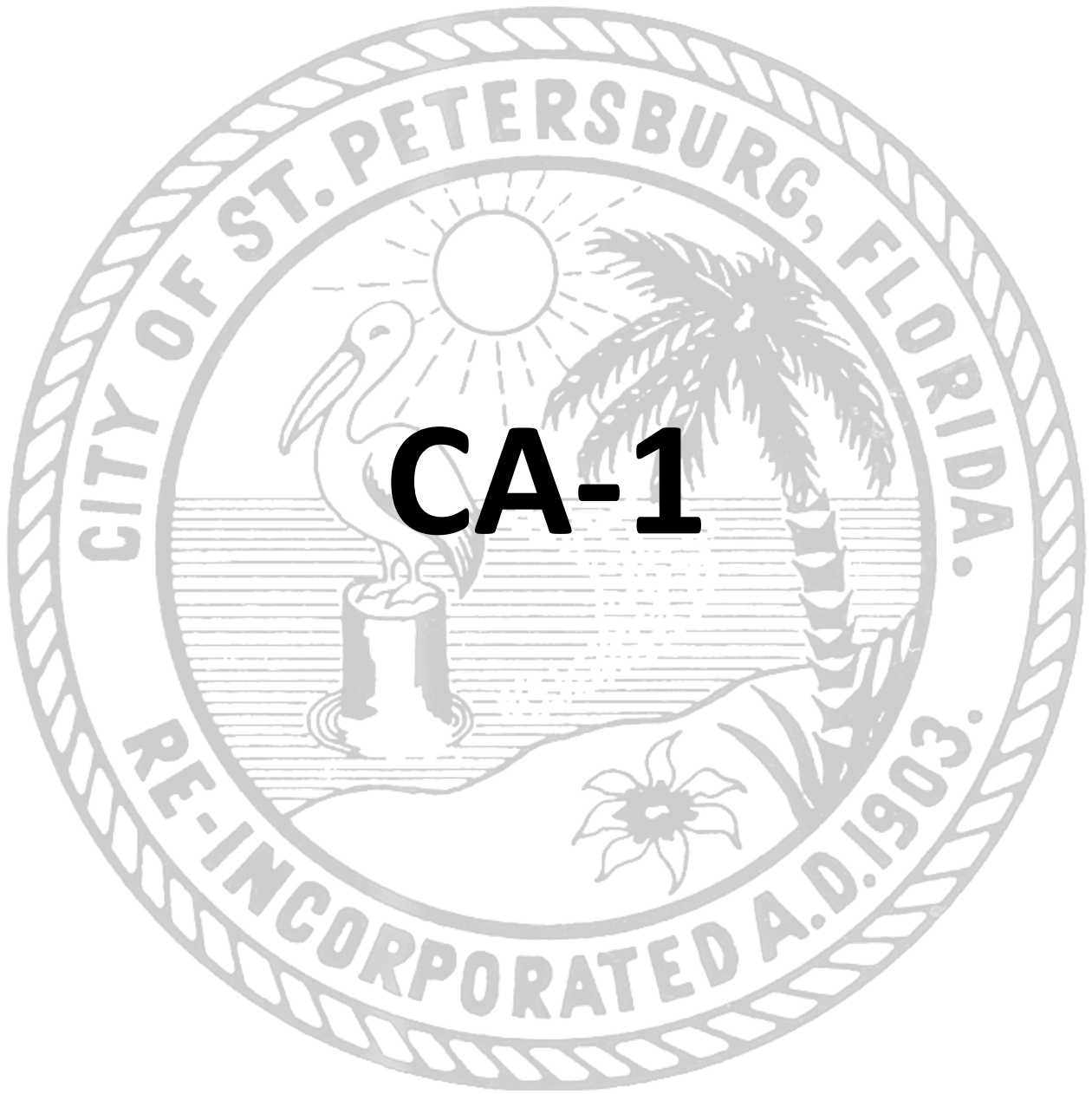
Isabella Sabel
00777626

DEPARTMENT:

Avery Rosnick Slyker

The following page(s) contain the backup material for Agenda Item: Acknowledging the selection of Place Architecture LLC, the Architect/Engineer (A/E) as the most qualified firm to provide architectural design and construction administration services for the Enoch Davis Center Improvements Project; authorizing the Mayor, or his designee, to execute the Architect/Engineering agreement (A/E Agreement) with Place Architect LLC in an amount not to exceed \$674,402 to provide conceptual design services; and providing an effective date. (ECID Project No. 23096-100; Oracle No. 19155).

Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Acknowledging the selection of Place Architecture LLC, the Architect/Engineer (“A/E”) as the most qualified firm to provide architectural design and construction administration services for the Enoch Davis Center Improvements Project; authorizing the Mayor, or his designee, to execute the Architect/Engineering agreement (“A/E Agreement”) with Place Architect LLC in an amount not to exceed \$674,402 to provide conceptual design services; and providing an effective date. (ECID Project No. 23096-100; Oracle No. 19155).

Explanation: On April 16, 2024, the City issued a Request for Qualifications, RFQ-24-078, for Consulting Services, Enoch Davis Center Improvements. On May 16, 2024, the City received seven Statements of Qualifications (SOQs) from the following firms:

1. Associated Space Design, Florida, Inc. (ASD|SKY)
2. Fleischman and Garcia Architects and Planners, A.I.A., P.A.
3. Harvard Jolly, Inc.
4. HBM Architects, LLC
5. Place Architecture LLC
6. Sandbar Architecture, PA
7. Wannemacher Jensen Architects, Inc.

Evaluations of the Statements of Qualifications was conducted by the following staff:

Carla Bristol, Youth Farm Supervisor
Christopher Lampley, Recreation Supervisor II
James Jackson Jr, Senior Capital Projects Coordinator
Raul Quintana, City Architect Manager
Richard Craft, Recreation and Programming Superintendent

The Statements of Qualifications were evaluated based on the following criteria:

Team Background and Key Staff Availability
Experience and Relevant Project Examples
Project Approach
Is the firm an SBE/WBE/MBE/DBE?
Does the Project Team include an SBE/WBE/MBE/DBE?

On May 29, 2024, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee discussed each firm’s qualifications and decided to shortlist four firms.

On June 18, 2024, three firms were invited to make oral presentations before the evaluation committee. Harvard Jolly, Inc. elected to withdraw from consideration due to a scheduling conflict. The firms were scored, and Place Architecture LLC the top ranked firm was recommended for award.

Place Architecture LLC will provide professional design services for the construction of a new community center that includes library spaces for Parks and Recreation and Library Departments respectively as well as site improvements.

The Phase 1 services will provide for community engagement, program validation, integrated design workshops concept design solutions and early schematic design to establish the desired solution for this project as well as the construction budget. Community workshops will be held at the Enoch Davis Center with the intent to establish the overall vision and aspirations of the project. Following the design workshops and conceptual design, public engagement and feedback on the preliminary design will be obtained. The integrated design workshops are intended to establish sustainability and wellness goals to be utilized throughout the design and construction phases of the project. Preliminary Schematic Design are included under this initial phase of services.

Phase 2 services will include completion of the design and construction documents, permitting and construction administration services. These Phase 2 services will be negotiated and presented to City Council for approval of an Amendment to the A/E Agreement. Construction Manager at Risk services will be solicited at the conclusion of Phase 1 for pre-construction and construction phase services.

Total Initial Phase Fee.....\$674,402

Place Architecture LLC has met the qualifications of RFQ-24-078, dated April 16, 2024. An agreement will be issued and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Recreation and Culture Capital Fund (3029) and General Capital Improvement Fund (3001) for the Enoch Davis Recreation Center Improvements FY23 Project (19155).

Attachments: Technical Evaluation (2 pages)
Resolution

Technical Evaluation
RFQ-24-078: Consulting Services, Enoch Davis Center Improvements

Evaluated Firms

1. Associated Space Design, Florida, Inc. (ASD|SKY)
2. Fleischman and Garcia Architects and Planners, A.I.A., P.A.
3. Harvard Jolly, Inc.
4. HBM Architects, LLC
5. Place Architecture LLC
6. Sandbar Architecture, PA
7. Wannemacher Jensen Architects, Inc.

Evaluation Criteria

The SOQs were evaluated and scored based on the following criteria:

Team Background and Key Staff Availability	30 possible points
Experience and Relevant Project Examples	25 possible points
Project Approach	20 possible points
Is the firm an SBE/WBE/MBE/DBE	12 possible points
Does the Project Term include an SBE/WBE/MBE/DBE	8 possible points

Tabulation of Scores

The evaluation committee scored the firms based on a possible total score of 95 points were as follows:

Company	Score	Rank
Wannemacher Jensen Architects, Inc.	77	1
Place Architecture LLC	75.6	2
Associated Space Design, Florida, Inc. (ASD SKY)	72	3
Harvard Jolly, Inc	68	4
Fleischman and Garcia Architects and Planners, A.I.A., P.A.	62.6	5
HBM Architects, LLC	57.4	6
Sandbar Architecture, PA	40.2	7

The top four firms were invited back to make presentations and provide insights on their understanding of the project. Harvard Jolly, Inc. elected to withdraw from consideration due to a scheduling conflict. The evaluation committee scored the shortlisted firms, considering their SOQ as well as their interviews. The final aggregate scores of submittals and presentations as follows:

Company	Score	Rank
Place Architecture LLC	81	1
Associated Space Design, Florida, Inc. (ASD SKY)	73.2	2
Wannemacher Jensen Architects, Inc.	67.4	3

Place Architecture LLC has met the requirements for RFQ-24-078, and were determined to be the most qualified firm, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2025-_____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF PLACE ARCHITECTURE LLC (“PLACE ARCHITECTURE”) AS THE MOST QUALIFIED FIRM TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE ENOCH DAVIS CENTER IMPROVEMENTS PROJECT (“PROJECT”); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PLACE ARCHITECTURE; AUTHORIZING PAYMENT TO PLACE ARCHITECTURE IN AN AMOUNT NOT TO EXCEED \$674,402 FOR CONCEPTUAL DESIGN SERVICES TO INCLUDE COMMUNITY ENGAGEMENT, PROGRAM VALIDATION, INTEGRATED DESIGN WORKSHOPS, CONCEPT DESIGN SOLUTIONS, AND EARLY SCHEMATIC DESIGN FOR THE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") through its Procurement and Supply Management Department issued Request for Qualifications ("RFQ") No. 24-078 dated April 16, 2024 for the Enoch Davis Center Improvements Project (“Project”); and

WHEREAS, the City received seven statements of qualifications ("SOQs") in response to the RFQ; and

WHEREAS, the selection committee (Carla Bristol, Christopher Lampley, James Jackson, Raul Quintana, and Richard Craft) met on May 29, 2024 to discuss the SOQs, shortlist four firms, and motioned to hear presentations and conduct interviews on June 18, 2024 with the four shortlisted firms; and

WHEREAS, one shortlisted firm, Harvard Jolly, Inc. elected to withdraw from consideration due to a scheduling conflict; and

WHEREAS, on June 18, 2024, the remaining three shortlisted firms (1) Place Architecture, LLC (“Place Architecture”) (2) Associated Space Design, Florida, Inc. and (3) Wannemacher Jensen Architects, Inc. made presentations to the selection committee and interviews were conducted; and

WHEREAS, based on the presentations, interviews, deliberations, and SOQs submitted by the remaining three shortlisted firms, the selection committee met on June 18, 2024 and

ranked Place Architecture as the most qualified firm to provide design and construction administration services for the Project; and

WHEREAS, Administration recommends City Council acknowledge the selection of Place Architecture as the most qualified firm to provide design and construction administration services for the Project and authorize the Mayor or his designee to execute an architect/engineering agreement with Place Architecture for phase 1 services, including preliminary design services to include community engagement, program validation, integrated design workshops, concept design solutions, and early schematic design for the Project in an amount not to exceed \$674,402; and

WHEREAS, the phase 2 services for the project, including completion of the design and construction documents, permitting and construction administration services, will require an amendment to the agreement which is subject to City Council approval.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Place Architecture LLC (“Place Architecture”) as the most qualified firm to provide design and construction administration services for the Enoch Davis Center Improvements Project (“Project”) is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute an architect/engineering agreement between the City of St. Petersburg, Florida and Place Architecture.

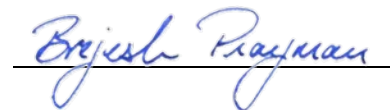
BE IT FURTHER RESOLVED that payment to Place Architecture in an amount not to exceed \$674,402 for preliminary design services to include community engagement, program validation, integrated design workshops, concept design solutions, and early schematic design for the Project is hereby approved.

This resolution shall become effective immediately upon its adoption.

LEGAL:


00783529

DEPARTMENT:





Approvals - gcc

Report • Printed on December 23, 2024

Approved

! Important

Consent Agenda, Consulting Services, Enoch Davis Center Improvements (Project No. 23096-100)

Please see the attachment for your review and approvals. Thank you.

▼ Attachments



Enoch Davis Center

<https://stpete1.sharepoint.com/:w:/s/>

▼ Final status: Approved



Step 4: Approved by

Claude Tankersley

12/23/2024 12:24:51 PM



Step 3: Approved by

Brejesh Prayman

12/23/2024 11:04:05 AM



Step 2: Approved by

Stephanie N. Scarbrough

12/12/2024 1:31:36 PM



Step 1: Approved by

Margaret B. Wahl

12/12/2024 1:30:41 PM

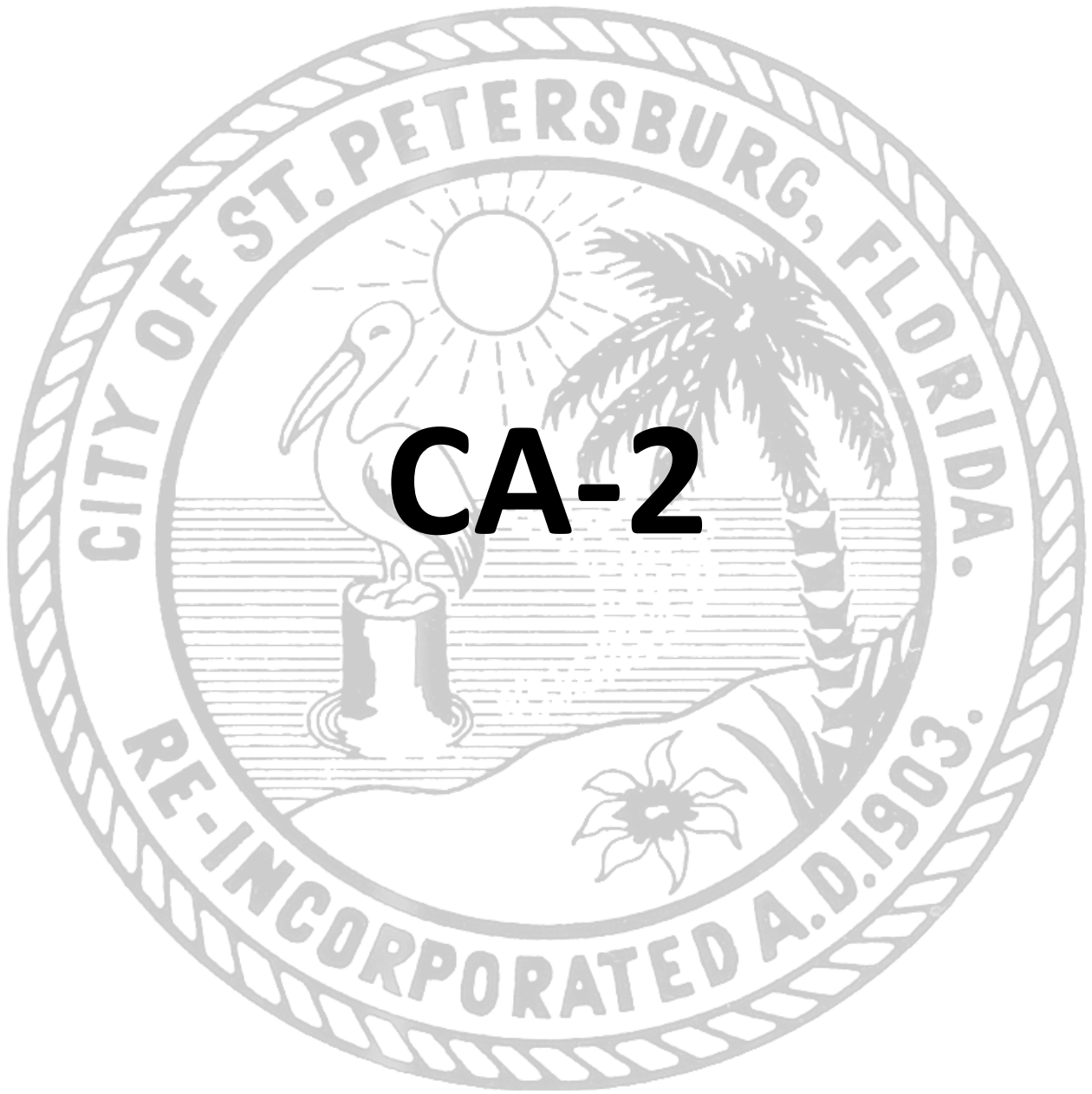


Requested by

Kendal J. Dyksterhouse

12/12/2024 11:39:10 AM

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the payment of not to exceed \$1,486,000, to the Department of the Treasury Internal Revenue Service for arbitrage rebate payments due on tax-exempt debt and to pay associated transactional cost; approving a supplemental appropriation in the amount of \$236,000 from the unappropriated balance of the General Capital Improvement Fund (3001), to the Finance Department, General Purpose Division (320-3201); approving a supplemental appropriation in the amount of \$1,250,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003), to the Finance Department, General Purpose Division (320-3201); and providing an effective date. Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: A resolution authorizing the payment of not to exceed \$1,486,000, to the Department of the Treasury Internal Revenue Service for arbitrage rebate payments due on tax-exempt debt and to pay associated transactional cost; approving a supplemental appropriation in the amount of \$236,000 from the unappropriated balance of the General Capital Improvement Fund (3001), to the Finance Department, General Purpose Division (320-3201); approving a supplemental appropriation in the amount of \$1,250,000 from the unappropriated balance of the Water Resources Capital Projects Fund (4003), to the Finance Department, General Purpose Division (320-3201); and providing an effective date.

Explanation: The City is required as an issuer of tax-exempt debt to comply with compliance procedures defined by the Internal Revenue Code. Under Internal Revenue Code section 148(f), interest on a state or local bond is not tax-exempt unless the issuer of the bond rebates to the United States arbitrage profits earned from investing proceeds of the bond in higher yielding nonpurpose investments.

Annually the City performs an arbitrage rebate analysis with a third party consultant. The latest arbitrage rebate analysis resulted in positive arbitrage (rebate liability). Positive arbitrage or a rebate accrues and is earned when proceeds are invested and interest is earned at an average rate above the arbitrage yield. Negative arbitrage accrues when proceeds are invested and interest is earned at an average rate below the arbitrage yield.

On the 5th year anniversary date of tax-exempt debt, the Form 8038-T and any rebate liability is due to the Department of the Treasury. The City had arbitrage earned on the Public Utility Revenue Bonds Series 2019, not to exceed \$1,250,000, and Non-Ad Valorem Revenue Note, Series 2020, not to exceed \$250,000, due to investment proceeds earned materially higher than the yields on the respective debt issue.

The Public Utility Revenue Bonds, Series 2019 and Non-Ad Valorem Revenue Note, Series 2020 have had investment income life to date of approximately \$4,338,000 and \$1,045,000, respectively. Based on spend down rates the City anticipated the possibility of a rebate liability and left a portion of the investment income from each series in fund balance unappropriated.

Cost/Funding/Assessment Information: Funding for the arbitrage rebate payment for the Non-Ad Valorem Revenue Note, Series 2020 is coming from investment earnings on the note proceeds located in the General Capital Improvement Fund's (3001) unappropriated fund balance. Funding for the arbitrage rebate payment for the Public Utility Revenue Bond, Series 2019 is coming from investment earnings on the bonds located in the Water Resources Capital Projects Fund's (4003) unappropriated fund balance. Funding will be available after the approval of a supplemental appropriation in the amount of \$236,000 from the unappropriated balance of the General Capital

Improvement Fund (3001) to the Finance Department, General Purpose Division (320-3201) and a supplemental appropriation in the amount of \$1,250,000 from the unappropriated fund balance of the Water Resources Capital Projects Fund (4003) to Finance Department, General Purpose Division (320-3201).

Attachments: Resolution

RESOLUTION NO. 2025-__

A RESOLUTION APPROVING (I) A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$236,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO THE FINANCE DEPARTMENT, GENERAL PURPOSE DIVISION (320-3201) AND (II) A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,250,000 FROM THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES CAPITAL PROJECTS FUND (4003) TO THE FINANCE DEPARTMENT, GENERAL PURPOSE DIVISION (320-3201) TO PROVIDE FUNDING FOR A PAYMENT OF NOT TO EXCEED \$1,486,000 TO THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE FOR ARBITRAGE REBATE PAYMENTS DUE ON TAX-EXEMPT DEBT AND TO PAY ASSOCIATED TRANSACTIONAL COST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is required as an issuer of tax-exempt debt to comply with compliance procedures defined by the Internal Revenue Code; and

WHEREAS, under Internal Revenue Code section 148(f), interest on a state or local bond is not tax-exempt unless the issuer of the tax-exempt bond rebates to the United States arbitrage profits earned from investing proceeds of the tax-exempt bond in higher yielding non-purpose investments; and

WHEREAS, the City had arbitrage earned on the Public Utility Revenue Bonds Series 2019 and Non-Ad Valorem Revenue Note, Series 2020 due to investment proceeds earned materially higher than the yields on the respective debt issues; and

WHEREAS, the Finance Department will submit such payment to the IRS and any required documentation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, that there is hereby approved (i) from the unappropriated balance of the

General Capital Improvement Fund (3001) to the Finance Department, General Purpose Division (320-3201) and (ii) from the unappropriated balance of the Water Resources Capital Projects Fund (4003) to the Finance Department, General Purpose Division (320-3201) the following supplemental appropriations for FY25, to provide funding for a payment of not to exceed \$1,486,000 to the Department of the Treasury Internal Revenue Service for arbitrage rebate payments due on tax-exempt debt issued by City and to pay associated transactional cost the following supplemental appropriation for FY25:

<u>General Capital Improvement Fund (3001)</u>	
Finance Department, General Purpose Division (320-3201)	\$236,000

<u>Water Resources Capital Improvement Fund (4003)</u>	
Finance Department, General Purpose Division (320-3201)	\$1,250,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00783680

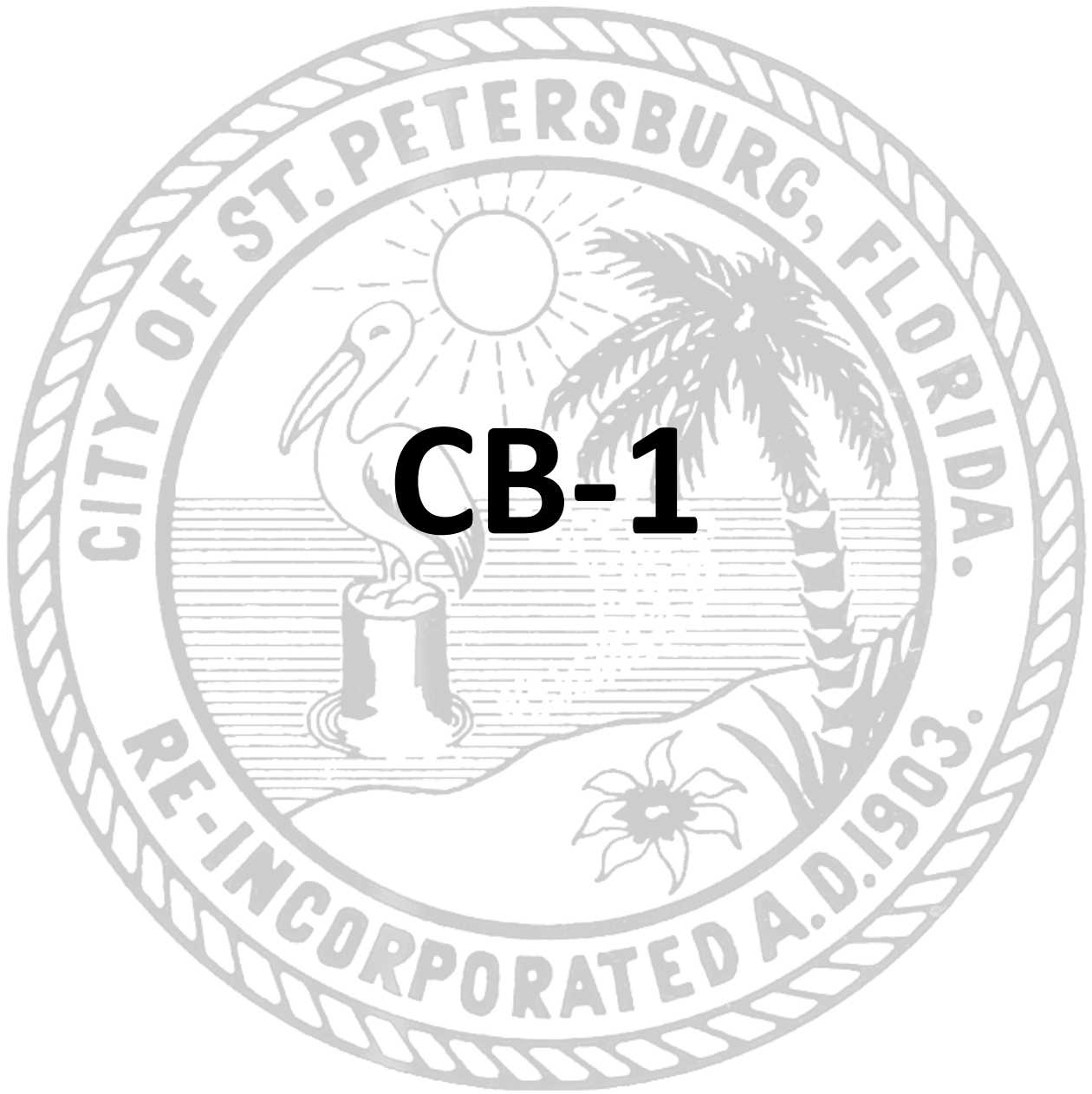
DEPARTMENT:



BUDGET:



The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Catalis Payments, LLC for financial lockbox services, for the Billing and Collections Department, in the amount of \$105,350.
Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving the renewal of a blanket purchase agreement with Catalis Payments, LLC for financial lockbox services, for the Billing and Collections Department, in the amount of \$105,350.

Explanation: The vendor provides all labor, materials, supervision, tools, equipment, and vehicles necessary for lockbox services which includes collection, pick up and processing of utility bill payments. The vendor will also provide the processing and depositing of funds received and the retention of payment records.

The Procurement and Supply Management Department, in cooperation with the Billing and Collections Department recommends:

Catalis Payments, LLC (Jacksonville, FL)\$105,350

On February 17, 2022, City Council approved a three-year agreement for financial lockbox services through January 31, 2025. The agreement has one, two-year renewal option. This is the first and final renewal.

The original agreement was executed on February 18, 2022, and \$68,028 has been spent to date. The vendor has agreed to renew under the same terms and conditions. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective from February 1, 2025, through January 31, 2027, with no remaining renewal options.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Billing and Collections Fund (5201), Billing and Collections Department, Utility Cashiers Division (350-1997). Funding for future years will be included in the City's annual operating budget subject to approval by City Council.

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING THE RENEWAL OF A BLANKET PURCHASE AGREEMENT WITH CATALIS PAYMENTS, LLC FOR FINANCIAL LOCKBOX SERVICES, FOR THE BILLING AND COLLECTIONS DEPARTMENT AND AN INCREASE IN THE ALLOCATION TO THE AGREEMENT IN THE AMOUNT OF \$105,350 FOR THE RENEWAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 17, 2022, City Council approved a three-year agreement with a two-year renewal option with Catalis Payments, LLC for financial lockbox services for the Billing and Collections Department (“Agreement”); and

WHEREAS, the City desires to exercise the first and final two-year renewal option to the Agreement to extend the term through January 31, 2027, and to increase the allocation for the Agreement by an amount of \$105,350 for the renewal term; and

WHEREAS, Catalis Payments, LLC has agreed to renew the Agreement under the same terms and conditions; and


WHEREAS, the Procurement and Supply Management Department, in cooperation with the Billing and Collection Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the renewal of a blanket purchase agreement with Catalis Payments, LLC for financial lockbox services for the Billing and Collections Department, and an increase in the allocation to the agreement in the amount of \$105,350 is hereby approved.

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


This Resolution shall become effective immediately upon its adoption.

LEGAL:



00783921

DEPARTMENT:





Approvals - gcc

Report • Printed on December 16, 2024

Approved

946-25 Financial Lockbox Services, January 2, 2025 (TLA)

The attached consent is ready for review and approval. Thank you,

▼ Attachments

Consent Write Up

<https://stpete1.sharepoint.com/:w:/s/>

▼ Final status: Approved

TG

Step 4: Approved by

Tom Greene

12/16/2024 9:10:16 AM

As of Jan. 9, 2025 the Chair will be Copley Gerdes. Please make that change.

CW

Step 3: Approved by

Candice S. Winter

12/11/2024 10:28:32 AM

SS

Step 2: Approved by

Stephanie N. Swinson

11/27/2024 11:45:00 AM

PP

Step 1: Approved by

Patricia Pena

11/27/2024 11:27:05 AM

VA

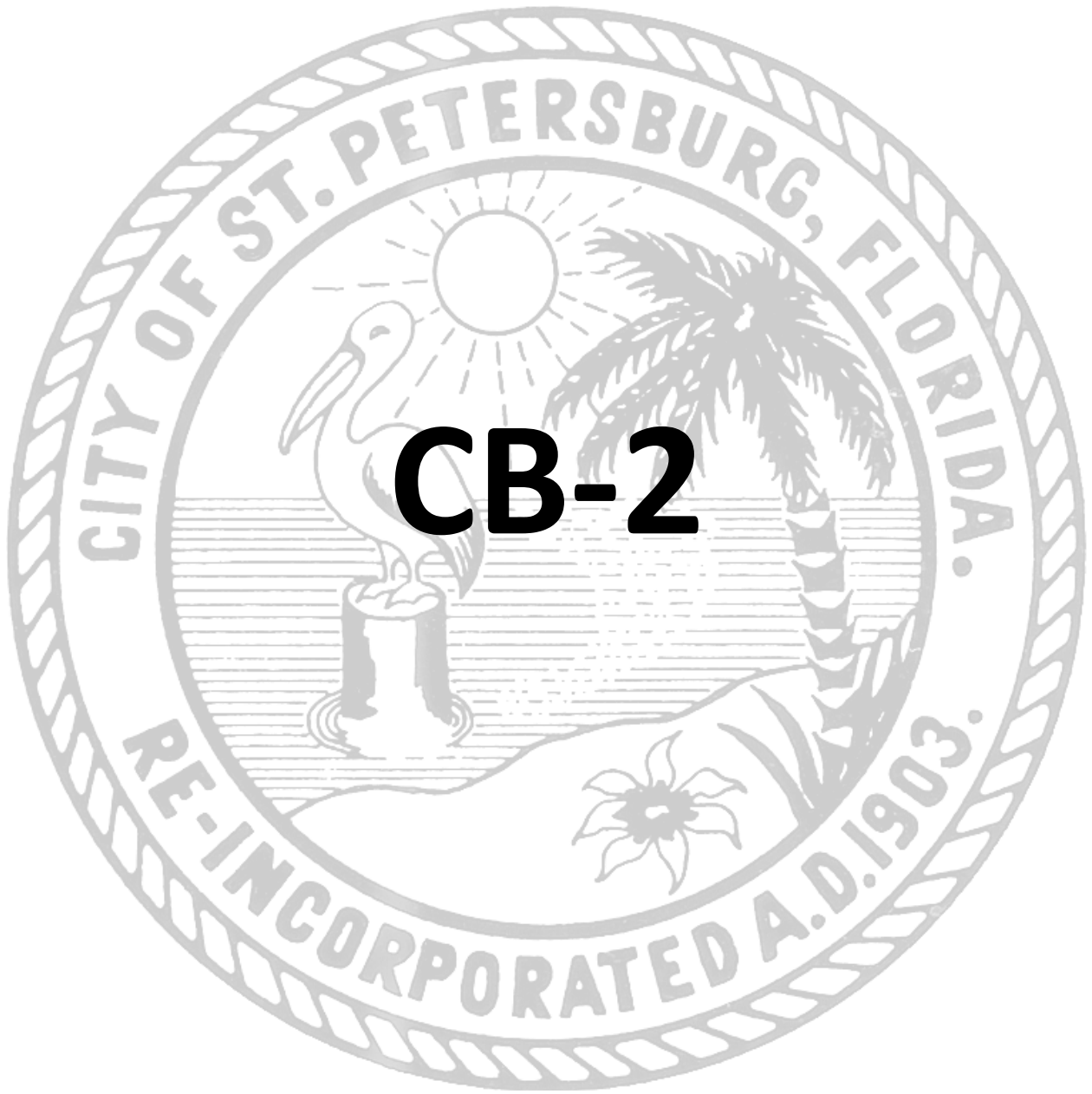
Requested by

Victoria L. Amerson

11/27/2024 9:46:37 AM

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for work uniforms, with Custom Concepts of St. Petersburg, Inc., in the amount of \$300,000.

Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving an increase in allocation for work uniforms, with Custom Concepts of St. Petersburg, Inc., in the amount of \$300,000.

Explanation: The vendor furnishes and delivers work uniforms, golf and polo shirts, pants, shorts, jackets caps, visors, emblems and provide custom screen printing. In addition, the vendor provides alterations and embroidery work. The primary users are the Parks and Recreation, Sanitation, Water Resources, and Stormwater, Pavement and Traffic Operations Departments.

The Procurement and Supply Management Department in cooperation with Stormwater and Traffic Operations recommends for approval:

Custom Concepts of St. Petersburg, Inc. (SBE) \$300,000

The original agreement was executed on April 8, 2021 and \$1,020,000 has been spent to date. An increase in allocation is requested due to the additional spend transitioning from a uniform rental and cleaning agreement to buying and owning employee uniforms for a reduced overall cost. The end date for the agreement is April 30, 2026 with no renewal options.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), various departments and divisions, Water Resources Fund (4001), Water Resources Department (420), various divisions, Sanitation Operating Fund (4021), Sanitation Department (450), various divisions, and Stormwater Utility Operating Fund (4011), Stormwater, Pavement and Traffic Operations Department (400), various divisions.

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$300,000 TO THE ALLOCATION FOR THE AGREEMENT WITH CUSTOM CONCEPTS OF ST. PETERSBURG, INC. FOR WORK UNIFORMS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Custom Concepts of St. Petersburg, Inc. (“Vendor”) provides work uniforms for various City departments pursuant to an agreement with a current term ending on April 30, 2026 (“Agreement”); and

WHEREAS, an increase in the amount of \$300,000 to the allocation for the Agreement is necessary due to a transition from renting uniforms to buying and owning employee uniforms for a reduced overall cost; and

WHEREAS, the total spend for the Agreement to date is \$1,020,000; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Stormwater and Traffic Operations Department, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$300,000 to the allocation for the agreement with Custom Concepts of St. Petersburg, Inc. for work uniforms is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL:



DEPARTMENT:





Approvals - gcc

Report • Printed on December 11, 2024

Approved

Consent Approval: 200-85 Uniforms Work, January 9, 2025 (AEW)

Hi,

Attached is the revised council item for Uniforms, Work for the January 9, 2025 council meeting for an allocation increase of \$300,000. Please review and approve.

Let me know if you have any questions!

▼ Attachments

Consent Folder

<https://stpete1.sharepoint.com/:f/s/>

▼ Final status: Approved

- CT

Step 4: Approved by

Claude Tankersley

12/11/2024 3:24:42 PM
- MH

Step 3: Approved by

Marshall T. Hampton

12/11/2024 2:12:54 PM
- SS

Step 2: Approved by

Stephanie N. Swinson

12/4/2024 3:27:40 PM
- MW

Step 1: Approved by

Margaret B. Wahl

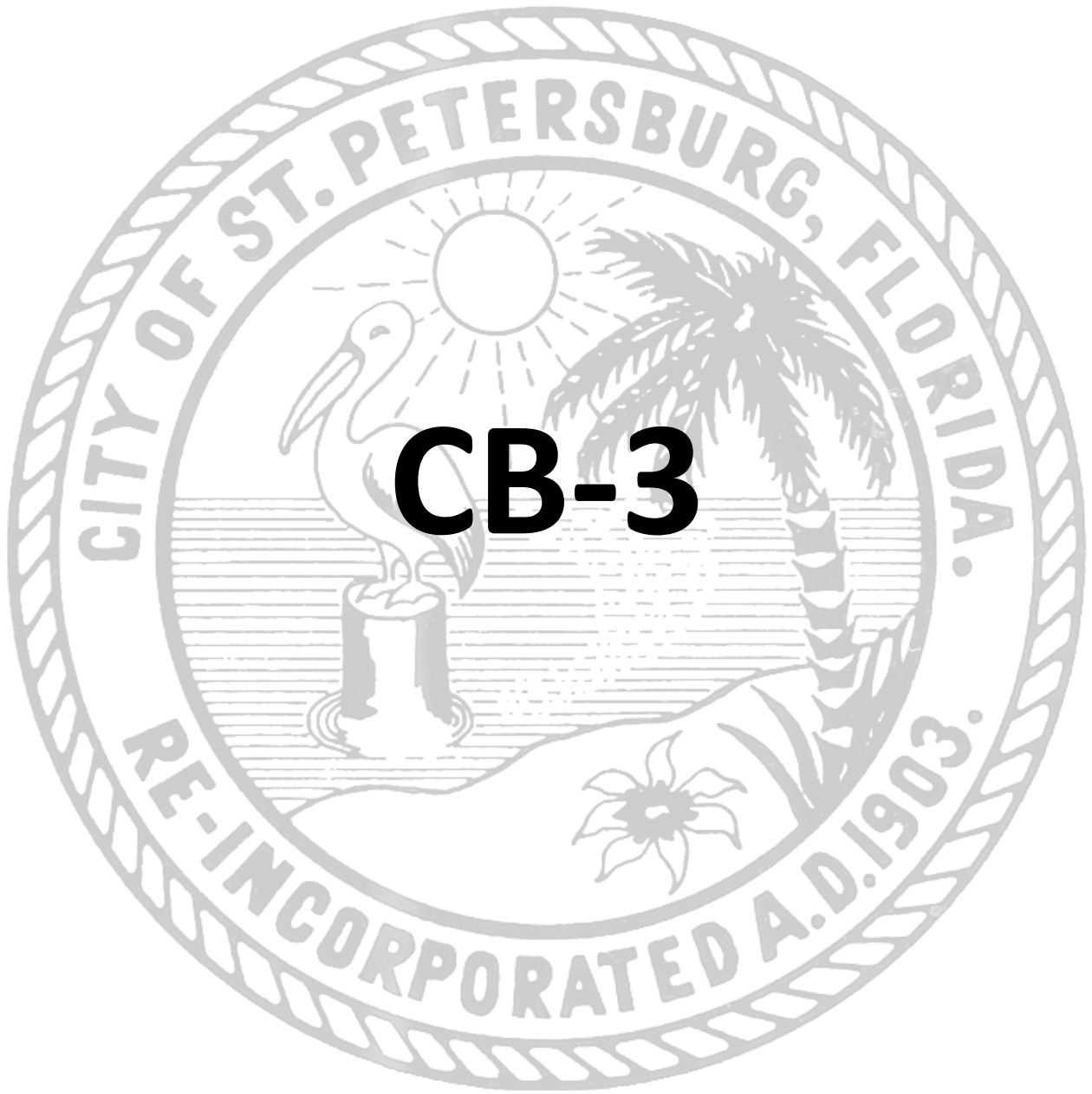
12/4/2024 3:19:01 PM
- AW

Requested by

Adam E. Williams

12/4/2024 3:18:08 PM

The following page(s) contain the backup material for Agenda Item: Approving award of a contract to Skanska USA Building, Inc. ("Skanska"), for Construction Manager at Risk ("CMAR"), for preconstruction and construction management services for the Phase 2 Building Water Resources Warehouse and Shop Building, in an amount not to exceed \$168,480 for preconstruction services. (ECID Project No. 17229-319; Oracle Nos. 19339 and 16708).
Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving award of a contract to Skanska USA Building, Inc. ("Skanska"), for Construction Manager at Risk ("CMAR"), for preconstruction and construction management services for the Phase 2 Building Water Resources Warehouse and Shop Building, in an amount not to exceed \$168,480 for preconstruction services. (ECID Project No. 17229-319; Oracle Nos. 19339 and 16708).

Explanation: The Procurement & Supply Management Department issued RFQ-24-166 for CMAR, Phase 2 Building Water Resources Warehouse and Shop Building on May 20, 2024. On June 18, 2024, the City received five Statements of Qualifications (SOQs) from the following firms:

1. Ajax Building Company, LLC
2. Biltmore Construction Co., Inc.
3. Foresight Construction Group, Inc.
4. Hennessy Construction Services, Corp.
5. Skanska USA Building Inc.

Evaluations of the SOQs were conducted by the following staff:

Raul Quintana, Engineering City Architect
Michael Perry, Senior Stormwater Operations Manager
John Palenchar, Water Resources Director
Scott Lewis, Senior Water Resources Manager
James Jackson, Senior Capital Projects Coordinator

The Statements of Qualifications were evaluated based on the following criteria:

- Team Background and Key Staff Availability
- Experience and Relevant Project Examples
- Project Approach
- Is the firm an DBE/MBE/SBE/WBE
- Does the firm's Outreach Plan provide sufficient details for building a diverse project team to include DBE, MBE, SBE, and WBE

On July 8, 2024, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee discussed each firms' qualifications and decided to shortlist the top three ranked firms.

On July 22, 2024, the shortlisted firms were invited to make oral presentations before the evaluation committee. The firms were scored, and Skanska USA Building Inc., the highest ranked firm, was recommended for award.

Skanska's, primary purpose on this Project will be to provide CMAR services for the construction of a new warehouse facility for the Water Resources Department, required site upgrades along

with planned future warehouse for SPTO and a parking garage to house employee parking and city vehicles.

The City and Skanska will enter into a construction manager at risk agreement with a guaranteed maximum price ("CMAR Agreement"). Skanska will provide preconstruction phase services and construction phase services in accordance with the terms and conditions set forth in the CMAR Agreement. Skanska shall provide a guaranteed maximum price (GMP) proposal, which shall become a part of the CMAR Agreement via a Guaranteed Maximum Price Amendment, for the construction of the Phase 2 - Building 2: Water Resources Warehouse and Shop Building Project within the City's construction cost budget. Skanska shall also comply with the City's local hiring ordinance provisions.

Preconstruction services begin with Skanska working closely with Stantec Architecture, Inc. ("A/E") to develop a cost plan. Further, Skanska will provide preconstruction services that includes but are not limited to refinement of cost estimates during the design phases, constructability reviews, value engineering, project scheduling and procurement coordination. At the conclusion of the Preconstruction Phase, the Construction Manager shall provide a GMP proposal to the City that shall not exceed the City's construction cost budget. The Preconstruction Phase fees are as follows:

Skanska USA Building, Inc (Tampa, FL).....\$168,480.00

The Construction Phase shall commence upon City Council's approval of a Guaranteed Maximum Price Amendment ("GMP Amendment") and the issuance of a Notice to Proceed. The GMP Amendment will include the Cost of the Work plus the Construction Manager's Fee. During the Construction Phase, the Construction Manager will assume the responsibility as the contractor and will proceed to construct the Phase 2 - Building 2: Water Resources Warehouse and Shop Building Project All construction work will be competitively bid out by Skanska in accordance with the terms and conditions set forth in the CMAR Agreement.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) FAC Equipment & WH Replacement FY23 Project (19339) and the Stormwater Drainage Capital Fund (4013) SW Facility Master Plan FY19 Project (16708). (ECID Project No. 17229-319).

Attachments: Technical Evaluation
Resolution

Technical Evaluation
RFQ-24-166: CMAR, Phase 2 Building Water Resources Warehouse and Shop Building

Evaluated Firms

1. Ajax Building Company, LLC
2. Biltmore Construction Co., Inc.
3. Foresight Construction Group, Inc.
4. Hennessy Construction Services Corp.
5. Skanska USA Building Inc.

Evaluation Criteria

The SOQs were evaluated and scored based on the following criteria:

Team Background and Key Staff Availability	30 possible points
Experience and Relevant Project Examples	25 possible points
Project Approach	20 possible points
Is the firm an SBE/WBE/MBE/DBE	8 possible points
Does the firm's Outreach plan provide sufficient detail for building a diverse project team to include SBE/WBE/MBE/DBE	12 possible points

Tabulation of Scores

The evaluation committee scored the firms based on a possible total score of 95 points were as follows:

Company	Score	Rank
Ajax Building Company, LLC	70.12	1
Skanska USA Building Inc.	69.56	2
Hennessy Construction Services Corp.	66.12	3
Biltmore Construction Co., Inc.	61.12	4
Foresight Construction Group, Inc.	59.64	5

The top three firms were invited back to make presentations and provide insights on how they will manage the project. The evaluation committee scored the shortlisted firms, considering their SOQ as well as their interviews. The final aggregate scores of submittals and presentations as follows:

Company	Score	Rank
Skanska USA Building Inc.	77.42	1
Ajax Building Company, LLC	72.71	2
Hennessy Construction Services Corp.	69.60	3

Skanska USA Building Inc. has met the requirements of RFQ 24-166, and were determined to be the most advantageous to the City, taking into consideration the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2025-___

A RESOLUTION ACKNOWLEDGING THE SELECTION OF SKANSKA USA BUILDING, INC. ("SKANSKA") AS THE MOST QUALIFIED FIRM TO PROVIDE PRECONSTRUCTION AND CONSTRUCTION PHASE SERVICES FOR THE PHASE 2 BUILDING WATER RESOURCES WAREHOUSE AND SHOP BUILDING PROJECT ("PROJECT"); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A CONSTRUCTION MANAGER AT RISK AGREEMENT ("CMAR AGREEMENT") WITH A GUARANTEED MAXIMUM PRICE BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND SKANSKA FOR THE PROJECT; AUTHORIZING PAYMENT TO SKANSKA IN AN AMOUNT NOT TO EXCEED \$168,480 FOR PRECONSTRUCTION PHASE SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") through its Procurement and Supply Management Department issued Request for Qualifications ("RFQ") No. 24-166 dated May 20, 2024 for the Construction Manager at Risk for the Phase 2 Building Water Resources Warehouse and Shop Building ("Project") for the Water Resources Department; and

WHEREAS, the City received five statements of qualifications ("SOQs") in response to the RFQ; and

WHEREAS, the selection committee (Raul Quintana, Michael Perry, John Palenchar, Scott Lewis, and James Jackson) met on July 8, 2024 to discuss the SOQs, shortlist three firms, and motioned to hear presentations and conduct interviews on July 22, 2024 with the three shortlisted firms; and

WHEREAS, on July 22, 2024, the three shortlisted firms (1) Skanska USA Building, Inc. ("Skanska"), (2) Ajax Building Company, LLC, and (3) Hennessy Construction Services Corp. made presentations to the selection committee and interviews were conducted; and

WHEREAS, based on the presentations, interviews, deliberations, and SOQs submitted by the three firms, the selection committee met on July 22, 2024 and ranked Skanska as the most qualified firm to provide preconstruction and construction phase services for the Project; and

WHEREAS, Administration recommends City Council (1) acknowledge the selection of Skanska as the most qualified firm to provide preconstruction and construction phase services for the Project and (2) authorize the Mayor or his designee to execute a construction manager at risk agreement with a guaranteed maximum price with Skanska.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Skanska USA Building, Inc. (“Skanska”) as the most qualified firm to provide preconstruction and construction phase services for the Construction Manager at Risk for the Phase 2 Building Water Resources Warehouse and Shop Building project (“Project”) is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a CMAR Agreement with a guaranteed maximum price between the City of St. Petersburg, Florida and Skanska for the Project.

BE IT FURTHER RESOLVED that payment to Skanska in an amount not to exceed \$168,480 for preconstruction phase services is hereby approved.

BE IT FURTHER RESOLVED that future construction phase services to be provided by Skanska for the Project are subject to City Council approval.

This resolution shall become effective immediately upon its adoption.

LEGAL:



00783255

DEPARTMENT:





Approvals - gcc


Report • Printed on November 25, 2024

Approved

Consent Item: CMAR, Phase 2 Building Water Resources Warehouse and Shop Building, January 2, 2025 (GD)

Please see attached consent item for approvals.

▼ Attachments

 **Consent Item**
<https://stpete1.sharepoint.com/:w/s/>

▼ Final status: Approved



Step 4: 1 of 2 recipients approved >

Sarah B. Johnson, Claude Tankersley



Step 3: Approved by

Brejesh Prayman

11/25/2024 9:42:22 AM



Step 2: Approved by

Stephanie N. Swinson

11/21/2024 2:56:11 PM



Step 1: Approved by

Margaret B. Wahl

11/21/2024 2:51:07 PM



Requested by

Gabriella DiPiazza

11/21/2024 2:10:31 PM

The following page(s) contain the backup material for Agenda Item: Approving a contract with Breen Acres Aquatics, Inc. for debris removal at Bear Creek, for the Stormwater, Pavement, and Traffic Operations Department, in the amount of \$245,000; approving a supplemental appropriation in the amount of \$245,000 from the unappropriated balance of the Stormwater Operating Fund (4011) to the Stormwater, Pavement and Traffic Operations Department, Stormwater Administration Division (400.1293).

Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

To: The Honorable Copley Gerdes, Chair, and Members of City Council

Subject: Approving a contract with Breen Acres Aquatics, Inc. for debris removal at Bear Creek, for the Stormwater, Pavement, and Traffic Operations Department, in the amount of \$245,000; approving a supplemental appropriation in the amount of \$245,000 from the unappropriated balance of the Stormwater Operating Fund (4011) to the Stormwater, Pavement and Traffic Operations Department, Stormwater Administration Division (400.1293).

Explanation: The vendor will provide all labor, materials, supervision, tools, equipment, and vehicles necessary to remove storm-related aquatic vegetation and debris that is currently restricting the stormwater conveyance of Bear Creek. These services are a continuation of work in response to Hurricanes Helene and Milton. Because the vendor has specialized equipment for aquatic debris removal and is currently providing these services to the City, a sole source procurement is recommended.

The Procurement and Supply Management Department, in cooperation with the Stormwater, Pavement, and Traffic Operations Department, recommends:

Breen Acres Aquatics, Inc. (Loxahatchee, FL)\$245,000

This purchase is being made in accordance with Section 2-196 (a) (4) of the Procurement Code, where additional supplies, services, or software are needed to complete an ongoing task. A purchase order will be issued to the supplier and will be binding only for the actual services received.

This debris removal is due to Hurricanes Helene and Milton, and FEMA reimbursement will be pursued.

Cost/Funding/Assessment Information: Funding will be available after a supplemental appropriation in the amount of \$245,000 from the unappropriated balance of the Stormwater Operating Fund (4011) to the Stormwater, Pavement and Traffic Operations Department, Stormwater Administration Division (400.1293).

Attachments: Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING THE AWARD OF AN AGREEMENT TO BREEN ACRES AQUATICS, INC. FOR DEBRIS REMOVAL AT BEAR CREEK FOR THE STORMWATER, PAVEMENT, AND TRAFFIC OPERATIONS DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$245,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$245,000 FROM THE UNAPPROPRIATED BALANCE OF THE STORMWATER OPERATING FUND (4011) TO THE STORMWATER, PAVEMENT AND TRAFFIC OPERATIONS DEPARTMENT, STORMWATER ADMINISTRATION DIVISION (400-1293); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration desires to award an agreement to Breen Acres Aquatics, Inc. (“Breen Acres”) for debris removal at Bear Creek (“Project”) for the Stormwater, Pavement, and Traffic Operations Department as a continuation of work in response to Hurricane Helene and Hurricane Milton; and

WHEREAS, Breen Acres has the specialized equipment needed to complete this work and is currently providing these services for the City; and

WHEREAS, Section 2-196(a)(4) of the City Code (“Sole Source Procurement Section”) authorizes the Mayor or his designee to use sole source procurement when additional supplies, services, or software when they are needed to complete an ongoing task; and

WHEREAS, the Procurement Director (i.e., the “POD”) has made the determination that this purchase shall be made pursuant to the Sole Source Procurement Section and has prepared a written statement to the City Council certifying the condition and circumstances for this sole source purchase; and

WHEREAS, funding for this purchase will be available after approval of a supplemental appropriation in the amount of \$245,000 from the unappropriated balance of the Stormwater Operating Fund (4011) to the Stormwater, Pavement and Traffic Operations Department, Stormwater Administration Division (400-1293); and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Stormwater, Pavement, and Traffic Operations Department, recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of an agreement to Breen Acres Aquatics, Inc. for debris removal at Bear Creek for the Stormwater, Pavement, and Traffic Operations Department in an amount not to exceed \$245,000 is hereby approved.

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

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation for FY25:

<u>Stormwater Operating Fund (4011)</u>	
Stormwater, Pavement and Traffic Operations Department	
Stormwater Administration Division (400-1293)	\$245,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00784008

DEPARTMENT:



BUDGET:





Approvals - gcc

Report • Printed on December 16, 2024

Approved

Consent Agenda: 913-68 Debris Removal, Bear Creek, January 9, 2025

Please see the attached consent agenda for your review and approvals. Thank you.

▼ Attachments



Debris Removal, Bear Creek

<https://stpete1.sharepoint.com/:w:/s/>

▼ Final status: Approved



Step 4: Approved by

Claude Tankersley

12/16/2024 2:05:55 PM



Step 3: Approved by

Marshall T. Hampton

12/16/2024 1:50:12 PM



Step 2: Approved by

Stephanie N. Swinson

12/16/2024 10:33:44 AM



Step 1: Approved by

Margaret B. Wahl

12/16/2024 10:30:13 AM



Requested by

Kendal J. Dyksterhouse

12/16/2024 10:22:31 AM

The following page(s) contain the backup material for Agenda Item: A resolution approving a one-year agreement between the City of St. Petersburg, Florida (City) and the St. Petersburg Arts Alliance, Inc. (Arts Alliance) for the Arts Alliance to provide artistic services to the city in an amount not to exceed \$100,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT: A resolution approving a one-year agreement between the City of St. Petersburg and the St. Petersburg Arts Alliance for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$100,000; authorizing the mayor or his designee to execute all documents necessary to effectuate this transaction.

EXPLANATION: The St. Petersburg Arts Alliance (Consultant) is an umbrella organization serving St. Petersburg's vital arts and cultural community by advocating for the arts, facilitating the growth of our arts community and driving arts-related economic development in the City.

The City provides funds to the Consultant to produce the monthly St. Petersburg Second Saturday ArtWalk; provide individual artist grants; produce the Arts Business Professional Development Education program; continue to credit the City for sponsorship of all arts business education programming; produce materials for arts endowment funding; contribute donated funds to the arts endowment fund that supports the City's arts grants; assist emerging St. Petersburg artists and start-up creative businesses; collaborate with Arts Education Programs; produce Arts for Complete Education Pinellas program (including Principals' Arts Recognition breakfast); provide updated City of the Arts presentation to visitors, local and national media; provide information regarding jobs & grant opportunities for artists and non-profits; and run the annual Shine Mural Festival.

In addition to these services the Consultant will conduct an annual awards presentation to recognize individuals and emerging creative businesses; provide and promote an online resource of artists and creative industries contacts; and submit bi-annual tracking and progress reports to include equitable development, diversity and inclusion.

The FY25 Adopted Budget includes \$100,000 to provide funding to the Consultant for the above services.

RECOMMENDATION: Administration recommends that City Council approve \$100,000 funding to the St. Petersburg Arts Alliance through the attached agreement.

COST/FUNDING ASSESSMENT INFORMATION: Funding has been previously appropriated in the General Fund (0001), City Development Administration Department, Arts, Culture, and Tourism Division (100-1777).

ATTACHMENTS: Resolution and Agreement

APPROVALS:

Administrative:



Budget:



RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING A ONE-YEAR AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) AND THE ST. PETERSBURG ARTS ALLIANCE, INC. (“ARTS ALLIANCE”) FOR THE ARTS ALLIANCE TO PROVIDE ARTISTIC SERVICES TO THE CITY IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the arts are an important part of the economic development of the City of St. Petersburg (“City”); and

WHEREAS, using public funds to further the economic development of the City constitutes a valid public purpose; and

WHEREAS, artistic services are exempt from the requirements of the City’s Procurement Code pursuant to City Code Section 2-202(h); and

WHEREAS, the St. Petersburg Arts Alliance, Inc. (“Arts Alliance”) has been the City’s designated umbrella arts organization since 2014; and

WHEREAS, Administration desires to enter into a one-year agreement with the Arts Alliance for artistic services for the City, including consulting, event production, artist grants, and educational programming.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a one-year agreement between the City of St. Petersburg, Florida (“City”) and the St. Petersburg Arts Alliance, Inc. (“Arts Alliance”) for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$100,000 is hereby approved.

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

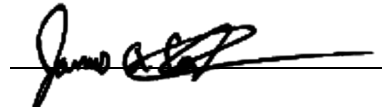
This resolution shall take effect immediately upon its adoption.

LEGAL:



00781193

DEPARTMENT:



AGREEMENT

THIS AGREEMENT, (“Agreement”) is made and entered into on the 6 day of December (“Execution Date”), by and between St. Petersburg Arts Alliance, Inc. (“Consultant”), and the City of St. Petersburg, Florida, (“City”) (collectively, “Parties”) is retroactively effective as of October 1, 2024 (“Effective Date”).

WITNESSETH:

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

1. **Consultant’s Duties.** Consultant shall perform the services and work and provide the deliverables set forth in this Agreement and Exhibit A, which is attached to this Agreement and made a part hereof for the City in full and complete accordance with this Agreement. Where not clearly specified in the Exhibit A, the format and level of detail for deliverables shall be mutually agreed upon by the Parties. The City shall solely own all right, title and interest in and to the deliverables provided pursuant to this Agreement, including but not limited to patent, copyright, trademark and other intellectual property rights therein. Without limiting the generality of the foregoing, Consultant will provide artistic services that shall include but not be limited to: (i) managing the Arts Alliance; (ii) attracting new artists and arts organizations to St. Petersburg; and (iii) assisting in building an endowment for the arts.
2. **Term.** The term of this Agreement commences on the Execution Date and terminates on September 30, 2025 (“Term”) unless this Agreement is earlier terminated as provided for herein.
3. **Payment.**
 - A. In consideration for Consultant performing the general consulting services and work and providing the deliverables identified in Exhibit A (hereinafter, “General Consulting Services”), the City shall pay Consultant twenty thousand dollars (\$20,000). The Payment may be increased only in strict accordance with this Agreement. The City will make the Payment within thirty (30) days after the execution of this Agreement.
 - B. In addition to the Payment, the City shall provide Consultant eighty thousand dollars (\$80,000) (“Grant Funds”) which includes: (i) fifty thousand dollars (\$50,000) to be utilized by Consultant to award grants to individual artists, and (ii) thirty thousand dollars (\$30,000) to organize and market a mural festival in St. Petersburg with no less than ten murals, including providing funding to individual artists to paint murals in St. Petersburg. Unless otherwise agreed upon by the Parties in writing, any Grant Funds (which shall only be utilized for the purposes set forth above) that are not disbursed upon expiration or earlier termination of this Agreement shall be returned to the City within fifteen (15) days upon expiration or earlier termination of this Agreement.

4. **Repayment of City Funds.** If Consultant fails to perform the services and work and provide the deliverables set forth in Exhibit A, or if the Consultant fails to utilize the Grant Funds in accordance with this Agreement, the City may require Consultant to repay the City funds within thirty (30) days after notice to repay the City funds from the City.

5. **Indemnification.**

A. Consultant shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

- i. The performance of this Agreement (including any amendments thereto) by Consultant, its employees, agents, representatives or subcontractors; or
- ii. The failure of Consultant, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws, as hereinafter defined; or
- iii. Any negligent act or omission of the Consultant, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the Consultant, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
- iv. Any reckless or intentional wrongful act or omission of the Consultant, its employees, agents, representatives, or subcontractors.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Consultant pursuant to this Agreement or otherwise obtained by Consultant, and shall survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

6. **Insurance**

A. Consultant shall carry the following minimum types and amounts of insurance at its own expense:

- i. Commercial general liability insurance in an amount of at least One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) aggregate in occurrences form. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) business

interruption; (iii) fire legal liability in the minimum amount of One Hundred Thousand Dollars (\$100,000); and (iv) contractual liability under this Agreement.

ii. Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least \$100,000 each accident, \$100,000 per employee, and \$500,000 for all diseases.

B. Consultant's commercial general liability policy shall name the Indemnified Parties as additional insureds. All policies shall provide that the City shall be notified at least thirty (30) days prior to any cancellation, reduction or material change in coverage. Consultant shall provide the City with Certificates of Insurance on a standard ACORD form reflecting all required coverage. At the City's request, Consultant shall provide copies of current policies with all applicable endorsements. All insurance required shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of Best's Insurance Guide.

C. Consultant hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.

7. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg, Florida
P. O. Box 2842
St. Petersburg, FL 33731
Attn: Celeste Davis
Phone: 727-551-3250
Celeste.Davis@stpete.org

CONSULTANT:

St. Petersburg Arts Alliance, Inc.
100 Second Avenue North, Suite 150
St. Petersburg, Florida 33701
Attn: Terry Marks
Phone: 727-518-5142
terry@stpeteartsalliance.org

8. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.

9. **Due Authority.** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate

authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.

10. **Assignment.** Consultant shall make no assignment of any of its rights, duties, or obligations under this Agreement without the City's prior written consent, which consent may be withheld by the City in its sole and absolute discretion.
11. **Termination.** This Agreement may be terminated at any time by the City for any reason upon thirty (30) days written notice to Consultant. Additionally, the City may terminate this Agreement as provided in Florida Statute §§ 287.135 and 448.095. In the event of termination pursuant to this paragraph, Consultant to return to the City within thirty (30) days after the effective date of termination (i) any Grant Funds not disbursed prior to the effective of termination and (ii) a pro-rata portion of the Payment for services and work not preformed and deliverables not provided as of the effective date of termination.
12. **Governing Law and Venue.** This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the Parties, their successors and assigns. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. The Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.
13. **Contract Adjustments.**
 - A. Either party may propose additions, deletions or modifications to the services, work and deliverables set forth in Exhibit A or this Agreement ("Contract Adjustments") in whatever manner such party determines to be reasonably necessary for the proper completion of the work and services. Proposals for Contract Adjustments shall be submitted to the non-requesting party on a form provided by the City. Contract Adjustments shall be effectuated through written amendments to this Agreement, signed by authorized representatives of the Parties ("Change Orders").
 - B. In the event the Consultant proposes a Contract Adjustment and the City does not approve such Contract Adjustment, the Consultant will continue to perform the original services and work and provide the original deliverables in accordance with the terms and conditions of this Agreement.
 - C. Notwithstanding anything to the contrary contained in this Agreement, there shall be no change in the Payment or Grant Funds except pursuant to a Change Order duly executed by both Parties.
14. **Amendment.** This Agreement may be amended only in writing executed by the Parties.
15. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.

16. **Compliance with Laws.** Consultant shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida Public Records Laws (e.g. Chapter 119, Florida Statute). Consultant hereby makes all certifications required under Florida Statute § 287.135.
17. **Third Party Beneficiary.** No persons other than the Consultant and City and their successors and assigns shall have any rights whatsoever under this Agreement.
18. **No Liens.** Consultant shall not suffer any liens to be filed against any City property by reason of any work, labor, services or materials performed at or furnished to City property, to Consultant, or to anyone using City property through or under Consultant. Nothing contained in this Agreement shall be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any Laws.
19. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by the Consultant and its professional advisors. The City, Consultant and Consultant's professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or the Consultant or against the City or the Consultant merely because of their efforts in preparing it.
20. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.
21. **City Consent and Action.**
 - A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement ("Approval") by the City means the Approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
 - B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
22. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

23. **Records and Reports.**

- A. Consultant shall maintain financial books, records, and accounting information related to this Agreement. These books, records, and information shall comply with generally accepted accounting principles. Consultant shall provide an independent audit of such books, records and information by a Certified Public Accountant upon request by the City, at no cost to the City, within ninety (90) days of such request. Except as otherwise authorized by the City, all books and records with respect to this Agreement must be kept by Consultant and must be open to examination or audit by the City during the term of this Agreement and for the retention periods set forth in the most recent General Records Schedule GSI-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.
- B. Consultant shall, at any reasonable time requested by the City and as often as the City may deem necessary, make available to the City for examination all of its books, records and information with respect to all matters covered by this Agreement and shall permit the City or its designated authorized representatives to audit and inspect all such books, records and information relating to all matters covered by this Agreement.
- C. Consultant shall require all recipients of the Grant Funds to maintain books, records and information related to use of the Grant Funds. Consultant shall also (i) require all recipients of the Grant Funds to make available to the Consultant and City (at any reasonable time requested by the Consultant or City and as often as the Consultant or the City may deem necessary) for examination all of its books, records and information with respect to the Grant Funds and (ii) permit the Consultant or City (or their designated authorized representatives) to audit and inspect all such books, records and information relating to use of the Grant Funds.
- D. Consultant shall provide the City with all reports required under this Agreement, including the reports set forth in Exhibit A.

24. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.

25. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Consultant shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

26. **Permits and Licenses.** Consultant shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Consultant's performance of this Agreement. Upon request of

the City, the Consultant shall provide the City with written evidence of such permits, licenses, certifications and approvals.

27. **Successors and Assigns.** This Agreement shall inure to the benefit of and be enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.
28. **Subcontract.** The hiring or use of outside services or subcontractors in connection with the performance of Consultant's obligations under this Agreement shall not be permitted without the prior written approval of the City, which approval may be withheld by the City in its sole and absolute discretion. Consultant shall promptly pay all subcontractors and suppliers.
29. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.
30. **Warranty.** Consultant warrants that the services and work required by this Agreement shall be performed by Consultant with reasonable care in a diligent, professional and competent manner.
31. **Consultant's Personnel.** Terry Marks shall be responsible for administering this Agreement. Consultant shall not remove Terry Marks without the prior written approval from the City.
32. **Grant Agreements.** All grant agreements shall be entered into between Consultant (in its own name) and the grantee, unless otherwise directed by the City. Consultant shall be responsible for negotiating the terms and conditions of all grant agreements, provided that such terms and conditions are consistent with this Agreement (including paragraph 23.C.), and further provided that Consultant shall ensure that all grant agreements require the grantee to (i) name the Indemnified Parties (as hereinafter defined) as additional insureds on all insurance required to be obtained by the grantee pursuant to the grant agreement, and (ii) defend and indemnify the Indemnified Parties against any and all Claims arising out of or in connection with grantee's use of the Grant Funds.
33. **Books and Public Records.**
 - A. **Consultant Obligations regarding Books and Records.** Consultant must maintain financial records related to this Agreement in accordance with this Agreement and generally accepted accounting principles and must comply with Florida laws regarding public records, including but not limited to Chapter 119, Florida Statutes (collectively, "Florida Public Records Laws"). Without limiting the generality of the foregoing, Consultant must: (i) keep and maintain complete and accurate books and records related to this Agreement for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government

Agencies, or the retention period required pursuant to Florida Public Records Laws, whichever is longer, (ii) make all books and records related to this Agreement open to examination, audit and copying by the City (including but not limited to independent auditors retained by the City) within a reasonable time after a request not to exceed three (3) business days, (iii) at the City's request, provide all electronically stored public records to the City in a format approved by the City, (iv) ensure that any books and records or portions thereof that the City has designated in writing as confidential or proprietary and therefore exempt from disclosure under Florida Public Records Laws are not disclosed except as authorized by applicable Laws for the Term and following the expiration or earlier termination of this Agreement, and (v) comply with all other applicable requirements of Florida Public Records Laws. Consultant's obligations under this paragraph 33 survive the expiration or earlier termination of this Agreement.

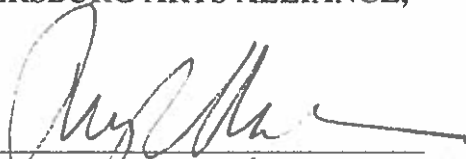
B. Informational Statement. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF FLORIDA PUBLIC RECORDS LAWS AS TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR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

34. **Execution of Agreement.** This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this Agreement electronically using any method authorized by applicable law or City policy, including any of the following: (i) a typed name on an electronic document; (ii) an image of a physical signature sent via email, fax, or other electronic transmission method; (iii) clicking a button to indicate agreement or acceptance in an electronic signature system; or (iv) a handwritten signature that is digitally captured on a touch device such as a tablet or smartphone.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**ST. PETERSBURG ARTS ALLIANCE,
INC:**

By: 

Print: Terry Moller

Title: CEO

CITY OF ST. PETERSBURG, FLORIDA

By: _____

Print: _____

Title: _____

Attest:

City Clerk

(SEAL)

Approved as to Content and Form:

City Attorney (Designee) 00776946

EXHIBIT A

1) Overall Goals. Consultant will:

- Work to strengthen the arts in St. Petersburg.
- Serve as collective voice for the arts community and the greater good of St. Petersburg's non-profit arts organizations, creative businesses, and its artists.
- Raise endowment funds for arts grants for the City of St. Petersburg.
- Provide educational programming including the Arts Business Academy.
- Market arts events in the City.
- Promote the City's five (5) arts districts and two (2) emerging districts to best position St. Petersburg as a place to buy and collect art as well as to experience the arts.
- Be intentional in the promotion and encouragement of, equitable business development, diversity and inclusion.

2) Work, Services, and Deliverables

- **ArtWalk**
 - Produce and promote the monthly St. Petersburg Second Saturday ArtWalk.
- **Education**
 - Produce the Arts Business Professional Development Education program for artists, creative businesses and non-profits. Continue a partnership with the City, incorporating city resources, i.e., the Greenhouse, for arts business education.
 - Assist emerging St. Petersburg artists and start-up creative businesses.
 - Collaborate with Arts Education Programs.
 - Produce Arts for Complete Education Pinellas program (including Principals' Arts Recognition breakfast.)
- **Arts Endowment**
 - Produce materials for arts endowment funding. Contribute donated funds to the arts endowment fund that supports the City's arts grants.
- **Marketing**
 - Provide updated City of the Arts presentation to visitors and local and national media.
 - Provide information regarding jobs & grant opportunities for artists and non-profits.
 - Conduct an annual awards presentation to recognize individuals and emerging creative businesses.
 - Provide an active online resource of artists and organizations in the creative industries for buyers/collectors/industry to easily contact artists in a variety of categories. Update this resource at least one (1) time per calendar month and promote it to potential buyers.

3) SHINE St. Petersburg Mural Festival

- Funds devoted specifically to the SHINE book which will launch by March 30, 2025.
- Create murals inspired by the words "We Are St. Pete" in Districts 3 and 4, coinciding with the launch of the aforementioned SHINE book. The planning

process will begin in 2024. The goal is that every district in the City of St. Petersburg has a SHINE mural. (The City of St. Pete will assist in finding walls in those districts.)

- The SHINE muralists to also tag #Stpete and @stpetefl in their promotion.

4) Recognition

- Provide the City of St. Petersburg’s logo and support recognition to the City of St. Petersburg in proportion to the City’s contribution to the St. Petersburg Arts Alliance.
- Continue to credit the City for sponsorship of all arts business education programming.

5) Guidelines

- In order to maintain the City’s family friendly atmosphere, Consultant shall not use any Payment or Grant Funds to market any art and cultural forms that are sexual in nature or that depict or show any Specified Anatomical Area as defined in Chapter 16 of the St. Petersburg City Code (collectively, “Guidelines”). Consultant shall be responsible for all screening to ensure compliance with the Guidelines. In the event the City determines in its sole and absolute discretion that any art and cultural forms does not comply with the Guidelines, the City may prohibit such art and cultural form from being marketed.

6) Reporting

- Bi-Annual reports for term October 1, 2024 - September 30, 2025 required hereunder must be provided on or before the following deadlines:
 - Report 1 (i.e., October 1, 2024-May 2025): due May 31, 2025
 - Report 2 (i.e., June 2025 -September 2025): due October 16, 2025

Bi-Annual St. Petersburg Arts Alliance/SHINE Report

Consultant shall submit to the City a bi-annual report that describes in detail the levels of service provided to the community for the preceding reporting period. It is recommended that Consultant identify as many measurable metrics against Consultant’s goals as possible when writing bi-annual reports as required by this Agreement.

Bi-Annual reports for term October 1, 2024 – September 30, 2025, required hereunder must be provided on or before the following deadlines:

- Report 1 (i.e., October 1, 2024-March 2025): due April 15, 2025
- Report 2 (i.e., April 2025-September 2025): due October 16, 2025

The final report must include, but not be limited to, the following items:

ArtWalk

- List of participating businesses
- Data on sales and participation

*Explanation of how it related to the Mayor’s Pillar: Equitable Development, Arts & Business Opportunities

Education

- Arts Business Professional Education Programs
- Program dates
- Number of participants
- List of the types of businesses the participants represented.
- Information about Greenhouse partnerships

*Explanation of how it related to the Mayor's Pillar: Equitable Development, Arts & Business Opportunities and Education & Youth Opportunities

Arts Endowment Fund

- Data for sales (Kahwa Coffee)
- Growth in fund

*Explanation of how it related to the Mayor's Pillar: Equitable Development, Arts & Business Opportunities

Marketing

- MUSE Awards
 - Number of attendees
 - Social media status
- Number of jobs postings
 - List of the areas of the arts fields represented.
 - Resources and organizations represented.
 - List of locations of businesses by districts, showing what parts of St. Petersburg are represented.

*Explanation of how it related to the Mayor's Pillar: Equitable Development, Arts & Business Opportunities.

SHINE

- Data on social media traffic
- Data on school participation

*Explanation of how it related to the Mayor's Pillar: Equitable Development, Arts & Business Opportunities and Education & Youth Opportunities.

Recognition

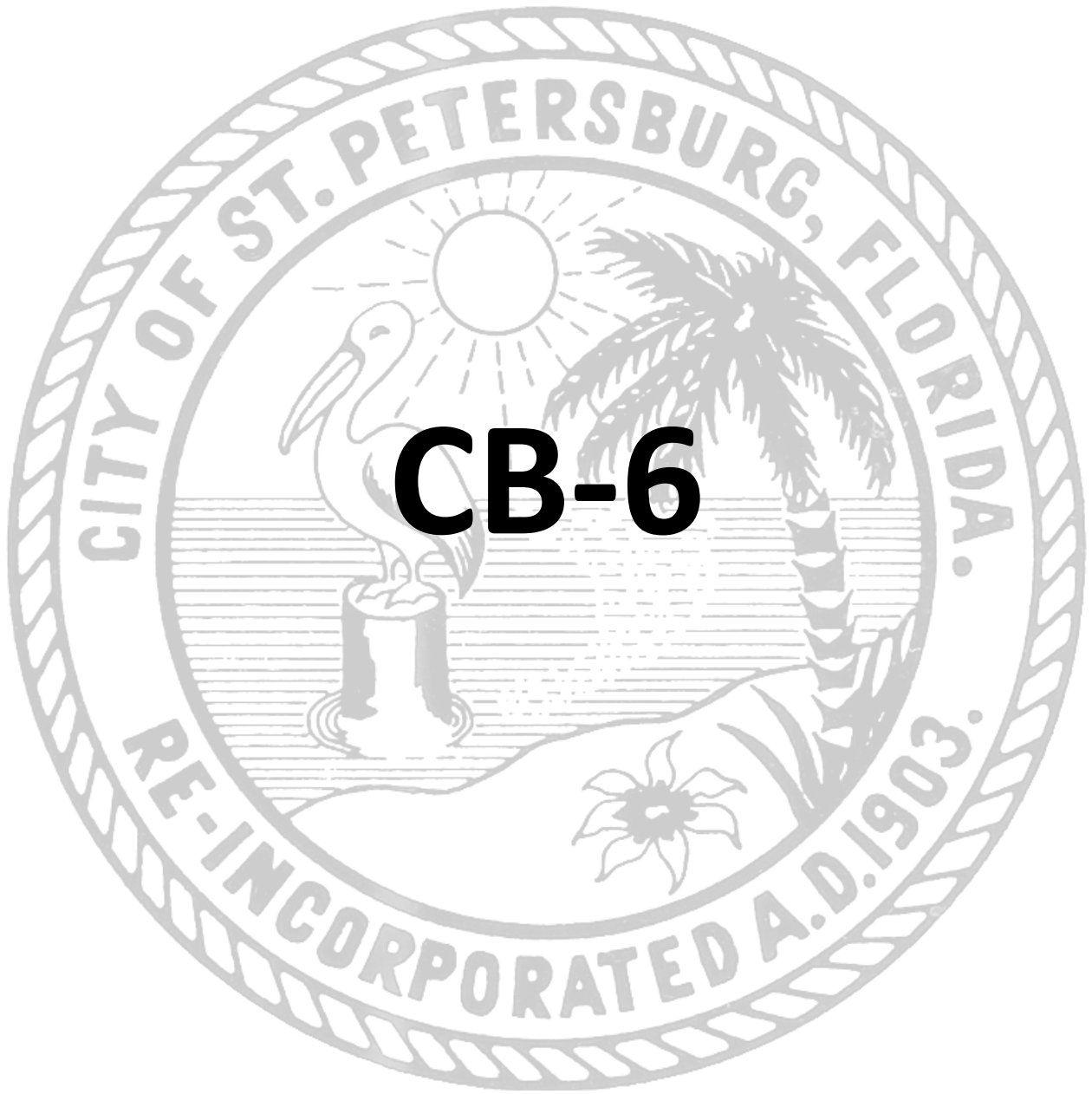
- Copies of the promotional recognition materials.

Exhibit B

Amount of Funding	Use of Funds
Grant Funds	
\$30,000	SHINE Mural Festival
\$50,000	Individual Artist Grants
General Consulting Services	
\$5,000	Second Saturday Artwalk
\$5,000	Funding Futures
\$5,000	Arts Business Academy
\$5,000	Marketing St. Pete Art Events
Total:	\$100,000

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with John R. Carr and Susan S. Carr to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Bayou Grande, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term. (Requires affirmative vote of at least six (6) members of City Council.)

Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with John R. Carr and Susan S. Carr to allow for a dock and related improvements over a portion of City-owned submerged land generally located within Bayou Grande, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: The City owns submerged lands within a portion of Bayou Grande that are part of Mangrove Bay and Northeast Park properties as described in the Deed dated June 9, 1975, recorded in the Official Records of Pinellas County, Florida in Book 4298, Page 1622 ("City Property"). John R. Carr and Susan S. Carr ("Licensee") own real property located at 958 San Carlos Court Northeast, St. Petersburg, Florida, adjacent to the City Property, described in the Quit Claim Deed recorded October 28, 1997, in the Official Records of Pinellas County, Florida in Book 9886, Page 1189 ("Licensee Property"). The Licensee purchased the Licensee Property without a written agreement to install a dock and other equipment and structures related to the docking of vessels including, but not limited to, pilings, buildings, retaining walls, docks and accessory structures, equipment and machinery thereto and thereon ("Improvements"), on a portion of the City Property. The City requires that the City and the Licensee formalize the authorization for the installation, maintenance and use of the Improvements by executing the appropriate license agreement.

In July 2024, Real Estate & Property Management ("REPM") received a request from the Licensee to enter into an agreement for use of the Premises, as depicted in the attached illustration ("Premises"). At the direction of the Community Enrichment Administration, REPM drafted a License Agreement ("License"), for a term of thirty-six (36) months, subject to City Council approval. The Licensee will pay an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term. The Licensee is responsible for all maintenance to the Premises and Improvements and any dredging on the Premises necessary for the Licensee's use of the Premises and Improvements, at its sole cost and expense and for paying all costs (including installation, deposits, and usage) for telephone services, internet, cable television, sewerage, garbage and trash collection, if any, in association with its use of the Premises.

Additionally, the Licensee will maintain a general liability insurance policy in the amount of \$100,000 per occurrence protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. Further, the Licensee will maintain a watercraft liability insurance policy with a minimum per occurrence limit of \$100,000. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

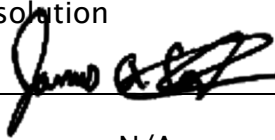
Section 1.02 (c)(2) of the City Charter permits City Council approval of licenses for residentially zoned park and waterfront property for three (3) years or less with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Neighborhood Planned Unit Development (NPUD).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with John R. Carr and Susan S. Carr to allow for a dock and related improvements over a portion of City-owned submerged land within Bayou Grande, for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:


_____ *AMF*

Budget:

_____ N/A _____

ILLUSTRATION

AERIAL VIEW - LOCATION OF PREMISES



RESOLUTION NO. 2025- _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH JOHN R. CARR AND SUSAN S. CARR TO ALLOW FOR A DOCK AND RELATED IMPROVEMENTS OVER A PORTION OF CITY-OWNED SUBMERGED LAND WITHIN BAYOU GRANDE, FOR A TERM OF THIRTY-SIX (36) MONTHS, AT AN AGGREGATE FEE OF ONE HUNDRED FIFTY DOLLARS (\$150.00) FOR THE ENTIRE TERM; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City owns submerged lands within a portion of Bayou Grande that are part of Mangrove Bay and Northeast Park properties as described in the Deed dated June 9, 1975, recorded in the Official Records of Pinellas County, Florida in Book 4298, Page 1622 ("City Property"); and

WHEREAS, John R. Carr and Susan S. Carr ("Licensee") own real property located at 958 San Carlos Court NE, St. Petersburg, Florida, adjacent to the City Property, described in the Quit Claim Deed, recorded in the Official Records of Pinellas County, Florida in Book 9886, Page 1189 ("Licensee Property"); and

WHEREAS, the Licensee purchased the Licensee Property without a written agreement to install a dock, and other equipment and structures related to the docking of vessels including, but not limited to, pilings, buildings, retaining walls, docks and accessory structures, equipment and machinery thereto and thereon ("Improvements") on a portion of the City Property; and

WHEREAS, the City requires that the City and the Licensee formalize the authorization for the installation, maintenance and use of the Improvements by executing the appropriate license agreement; and

WHEREAS, in July 2024, Real Estate & Property Management ("REPM") received a request from the Licensee to enter into an agreement for use of a portion of the City Property, as depicted in Exhibit A ("Premises"), attached hereto and incorporated herein; and

WHEREAS, the Licensee has executed a License Agreement ("License"), for a term of thirty-six (36) months, with an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term, subject to City Council approval; and

WHEREAS, the Licensee is responsible for all maintenance to the Premises and Improvements and any dredging on the Premises necessary for the Licensee's use of the Premises and Improvements, at its sole cost and expense and paying for all costs (including installation, deposits, and usage) for telephone services, internet, cable television, sewerage, garbage and trash collection, if any, in association with its use of the Premises; and

WHEREAS, Section 1.02 (c)(2) of the City Charter permits City Council approval of licenses for residentially zoned park and waterfront property for three (3) years or less with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a License with the Licensee to allow for a dock and related improvements on the Premises existing on a portion of City Property that is adjacent to the Licensee Property for a term of thirty-six (36) months, at an aggregate fee of One Hundred Fifty Dollars (\$150.00) for the entire term, as more particularly described in the foregoing recitals and Exhibit A; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)
00782729

Real Estate & Property Management:



Aaron Fisch, Director

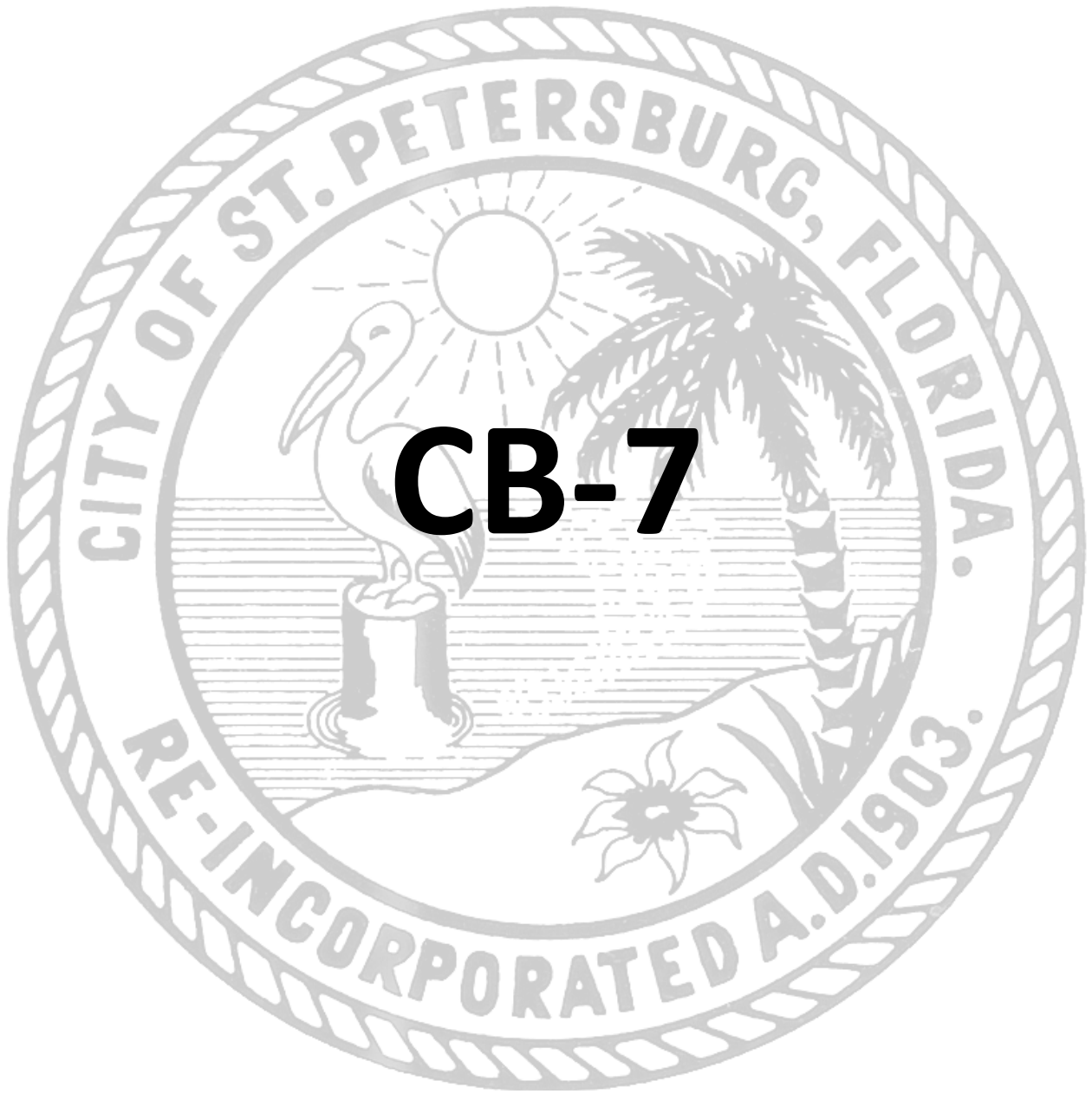
Community Enrichment Administration:

Michael J. Jefferis, Administrator

**Exhibit A
Premises**



The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with Central Academy Youth Soccer Association Inc., a Florida-not-for-profit corporation, for the use of a concession stand/restroom building, storage building and meeting facility within a portion of City-owned Lakewood Soccer Complex located at 1101 Country Club Way South, St. Petersburg, Florida, for a period of three (3) years for a fee of \$36.00 for the term; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. (Requires affirmative vote of at least six (6) members of City Council.) Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with Central Academy Youth Soccer Association Inc., a Florida-not-for-profit corporation, for the use of a concession stand/restroom building, storage building and meeting facility within a portion of City-owned Lakewood Soccer Complex located at 1101 Country Club Way South, St. Petersburg, Florida, for a period of three (3) years for a fee of \$36.00 for the term; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

EXPLANATION: The Real Estate and Property Management Department received a request from the Community Enrichment Administration to prepare a license agreement ("License") with Central Academy Youth Soccer Association Inc. ("Licensee") for the use of a concession stand/restroom building, storage building and meeting facility within the City-owned Lakewood Soccer Complex located at 1101 Country Club Way South, St. Petersburg ("Premises"). The locations of the three (3) buildings (collectively "Premises") are depicted in the attached illustration.

The Licensee has executed a License Agreement ("License") for a term of thirty-six (36) months, subject to City Council approval. The fee is thirty-six dollars (\$36.00) for the entire term. The Licensee is responsible for (i.) all interior and exterior maintenance of the three (3) buildings (excluding the restrooms); (ii.) payment of utilities including, but not limited to, electricity, telephone, internet service, water, gas, cable/satellite television, sewerage, garbage and trash collection; and (iii.) any applicable sales tax.

The Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. The License may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization ". . . the organization pays operating cost plus a reserve for replacement." Due to the limited financial resources of the organization, nominal rent is being charged and it is recommended that the reserve for replacement requirement be waived in an effort to minimize operating costs. These terms and conditions are consistent with prior licenses with this and other non-profit organizations.

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of licenses for park and waterfront property for three (3) years or less on residentially zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned (NS-E) Neighborhood Suburban Estate.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with Central Academy Youth Soccer Association Inc., a Florida-not-for-profit corporation, for the use of a concession stand/restroom building, storage building and meeting facility within the City-owned Lakewood Soccer Complex located at 1101 Country Club Way South, St. Petersburg, for a period of three (3) years for a fee of \$36.00 for the term; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustrations and Resolution

APPROVALS: Administration:

_____ *AVMF*

Budget:

_____ N/A _____

ILLUSTRATION - PREMISES GENERAL LOCATION



Address: 1101 Country Club Way South, St. Petersburg, FL 33705

Parcel ID No.: 01/32/16/00000/410/0100

Legal Description: BOYD HILL NATURE PARK BEING UPLAND & LAKE AREA LYING IN N 1/2 OF SEC E OF COUNTRY CLUB WAY & N 1/2 OF SE 1/4 N OF COUNTRY CLUB WAY LESS SUB & LESS N 1/2 OF NE 1/4 CONT 212.57AC(C).

ILLUSTRATION – PREMISES SPECIFIC LOCATIONS



Premises A: Concession Stand/Restroom Building

Premises B: Storage Building

Premises C: Meeting Facility

RESOLUTION NO. 2025-_____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH CENTRAL ACADEMY YOUTH SOCCER ASSOCIATION INC., A FLORIDA-NOT-FOR-PROFIT CORPORATION, FOR THE USE OF A CONCESSION STAND/RESTROOM BUILDING, STORAGE BUILDING, AND MEETING FACILITY WITHIN THE CITY-OWNED LAKEWOOD SOCCER COMPLEX LOCATED AT 1101 COUNTRY CLUB WAY SOUTH, ST. PETERSBURG, FOR A PERIOD OF THREE (3) YEARS FOR A FEE OF \$36.00 FOR THE TERM; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; WAIVING THE RESERVE FOR REPLACEMENT REQUIREMENT OF CITY COUNCIL RESOLUTION NO. 79-740A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Central Academy Youth Soccer Association Inc., a Florida not-for-profit corporation ("Licensee"), desires to utilize a concession stand/restroom building, storage building, and meeting facility within the City-owned Lakewood Soccer Complex located at 1101 Country Club Way South, St. Petersburg, FL 33705, as described and depicted in Exhibit A and Exhibit B, each attached hereto and incorporated herein (collectively referred to as the "Premises"); and

WHEREAS, the proposed License Agreement ("License") will be for a term of thirty-six (36) months, at an aggregate fee of \$36.00, to be paid on or before the effective date of the License; and

WHEREAS, the Licensee is responsible for (i.) all interior and exterior maintenance of the Premises (excluding the restrooms); (ii.) payment of utilities including, but not limited to, electricity, telephone, internet service, water, gas, cable/satellite television, sewerage, garbage and trash collection; and (iii.) any applicable taxes and insurance; and

WHEREAS, the License is in accordance with the policies established in Resolution No. 79-740A provided; however, due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, these terms and conditions are consistent with prior licenses with this and other non-profit organizations; and


WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for park and waterfront property for three (3) years or less on residentially zoned property with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his designee, is authorized to execute a license agreement with Central Academy Youth Soccer Association Inc., a Florida-not-for-profit corporation, for the use of the Premises, for a period of three (3) years for a fee of \$36.00 for the term, as more fully described in the foregoing recitals and depicted and described in Exhibit A and Exhibit B; and to execute all documents necessary to effectuate same; and

BE IT FURTHER RESOLVED that the reserve for replacement requirement of City Council Resolution No. 79-740A is waived.

This resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)
00782733

Real Estate & Property Management:



Aaron Fisch, Director

Community Enrichment Administration:

Michael J. Jefferis, Administrator

EXHIBIT A
PREMISES – GENERAL LOCATION



Address: 1101 Country Club Way South, St. Petersburg, FL 33705

Parcel ID No.: 01/32/16/00000/410/0100

Legal Description: BOYD HILL NATURE PARK BEING UPLAND & LAKE AREA LYING IN N 1/2 OF SEC E OF COUNTRY CLUB WAY & N 1/2 OF SE 1/4 N OF COUNTRY CLUB WAY LESS SUB & LESS N 1/2 OF NE 1/4 CONT 212.57AC(C)

EXHIBIT B
PREMISES - SPECIFIC LOCATIONS

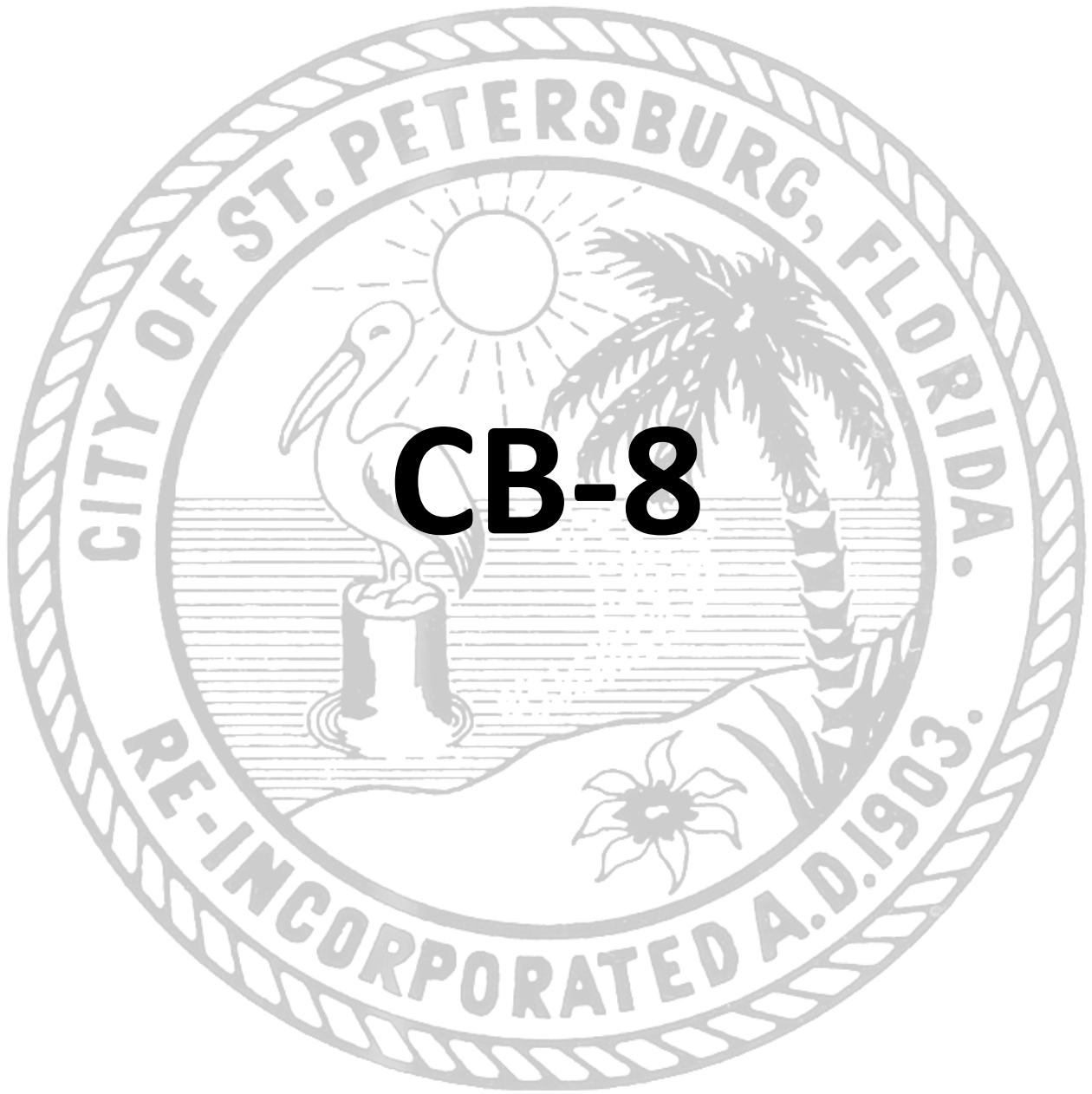


Premises A: Concession Stand/Restroom Building

Premises B: Storage Building

Premises C: Meeting Facility

The following page(s) contain the backup material for Agenda Item: A Resolution approving the plat of Moxy St. Petersburg, generally located at 1123 1st Avenue South and 1236 and 1246 Central Avenue; setting forth conditions; and providing an effective date. (City File No.: DRC 22-20000005) Please scroll down to view the backup material.



CB-8



ST. PETERSBURG CITY COUNCIL

Meeting of January 9, 2025

TO: The Honorable Council Chair Gerdes, and Members of City Council

SUBJECT: A Resolution approving the plat of Moxy St. Petersburg, generally located at 1123 1st Avenue South and 1236 and 1246 Central Avenue; setting forth conditions; and providing an effective date. (City File No.: DRC 22-20000005)

AGENDA CATEGORY: Consent

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:

The applicant is requesting approval of a plat to create two (2) buildable lots for commercial development in the Downtown Center – 1 (DC-1) Zoning District. The alley between Commercial Avenue South and 1st Avenue South is to be vacated by Ordinance V-1123 (City File No.: DRC 19-33000023) upon approval of the final plat.

The language in Condition 1 of the resolution notes that certain Engineering conditions must be met prior to a Certificate of Occupancy.

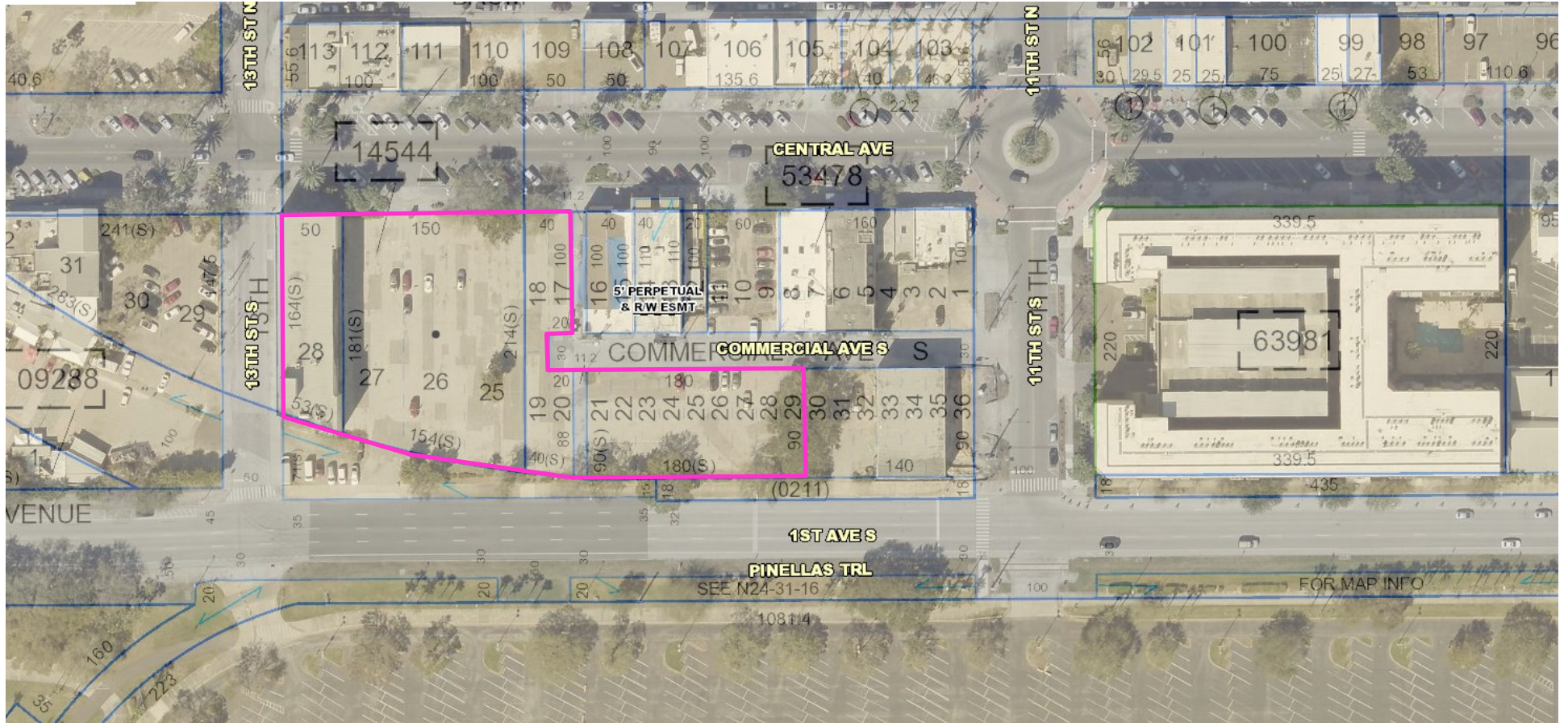
Attachments: Location Map, Resolution with Plat, Engineering Memorandum dated August 23, 2024

Administration

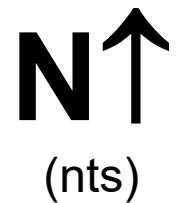
ERA

: Budget:

N/A



Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-2000005
 Address: 1123 1st Avenue S, 1236 & 1246 Central Avenue



RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF MOXY ST. PETERSBURG, GENERALLY LOCATED AT 1123 1ST AVENUE SOUTH AND 1236 AND 1246 CENTRAL AVENUE; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File: DRC 22-2000005)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Moxy St. Petersburg, generally located at 1123 1st Avenue South and 1236 and 1246 Central Avenue, is hereby approved, subject to the following conditions.

1. The applicant shall comply with Engineering conditions in the memorandum dated August 23, 2024, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Corey Malyszka

12/10/2024

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

Date



12/19/24

City Attorney (Designee)

Date

MOXY ST. PETERSBURG

PB _____ , PG _____

BEING A REPLAT OF ALL OF LOTS 25 THROUGH 28 OF CENTRAL LAND AND TITLE COMPANY REPLAT AS RECORDED IN PLAT BOOK 4, PAGE 15, AND LOTS 17 THROUGH 29 OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH THE VACATED ALLEY BETWEEN LOTS 20 AND 21, MCADOO'S REPLAT LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION

PARCEL 1:

LOT 28 OF CENTRAL LAND AND TITLE CO. REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 AND 29, MCADOO'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 25, 26 AND 27, CENTRAL LAND AND TITLE CO. REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"PARCEL I"

BEGIN AT A POINT MARKING THE SOUTHEAST CORNER OF LOT 20, MCADOO'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF CSX RAILROAD AS DEPICTED ON CSX VALUATION MAP V03873, SAID POINT ALSO BEING COINCIDENT WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 905.37 FEET, A DELTA ANGLE OF 12'13"11", AND BEING SUBTENDED BY A CHORD BEARING N79°51'33"W, FOR A DISTANCE OF 192.73 FEET; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY BOUNDARY AND THE ARC OF SAID CURVE A DISTANCE OF 193.09 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 27, CENTRAL LAND AND TITLE CO. REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE WEST BOUNDARY OF SAID LOT 27, N00°04'48"W A DISTANCE OF 183.54 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 27; THENCE DEPARTING SAID WEST BOUNDARY COINCIDENT WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF CENTRAL AVENUE, (A 100 FEET PUBLIC RIGHT-OF-WAY PER SAID MCADOO'S REPLAT), N89°54'54"E A DISTANCE OF 189.47 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 17 OF SAID MCADOO'S REPLAT; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE EAST BOUNDARY OF SAID LOT 17, S00°04'32"E A DISTANCE OF 100.47 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 17; THENCE DEPARTING SAID EAST BOUNDARY COINCIDENT WITH SAID SOUTH BOUNDARY, SAME BEING THE NORTH RIGHT-OF-WAY BOUNDARY OF COMMERCIAL AVENUE, (A 30 FEET PUBLIC RIGHT-OF-WAY BOUNDARY PER SAID MCADOO'S REPLAT), S89°50'08"W A DISTANCE OF 20.00 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 17; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE WEST RIGHT-OF-WAY BOUNDARY OF SAID COMMERCIAL AVENUE, S00°04'32"E A DISTANCE OF 30.01 FEET TO A POINT MARKING THE NORTHWEST CORNER OF LOT 20 OF SAID MCADOO'S REPLAT, THENCE COINCIDENT WITH SOUTH RIGHT-OF-WAY BOUNDARY OF SAID COMMERCIAL AVENUE, SAME BEING THE NORTH BOUNDARY OF SAID LOT 20, N89°50'08"E A DISTANCE OF 20.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 20; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE EAST BOUNDARY OF SAID LOT 20, S00°04'32"E A DISTANCE OF 87.27 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

"PARCEL II"

BEGIN AT A POINT MARKING THE SOUTHEAST CORNER OF LOT 29, MCADOO'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF CSX RAILROAD AS DEPICTED ON CSX VALUATION MAP V03873; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY BOUNDARY, SAME BEING THE SOUTH BOUNDARY OF LOTS 21 THROUGH 29 OF SAID MCADOO'S REPLAT FOR THE FOLLOWING TWO (2) CALLS: 1.) S89°56'35"W A DISTANCE OF 123.05 FEET TO A POINT COINCIDENT WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 905.37 FEET, A DELTA ANGLE OF 03'37"22", AND BEING SUBTENDED BY A CHORD BEARING N88°29'27"W, FOR A DISTANCE OF 57.24 FEET; 2.) THENCE COINCIDENT WITH THE ARC OF SAID CURVE A DISTANCE OF 57.25 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 21; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE WEST BOUNDARY OF SAID LOT 21, N00°04'32"W A DISTANCE OF 88.03 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 21; THENCE DEPARTING SAID WEST BOUNDARY COINCIDENT WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF COMMERCIAL AVENUE, (A 30 FEET PUBLIC RIGHT-OF-WAY BOUNDARY PER SAID MCADOO'S REPLAT), N89°50'08"E A DISTANCE OF 180.27 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 29; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY BOUNDARY COINCIDENT WITH THE EAST BOUNDARY OF SAID LOT 29, S00°04'32"E A DISTANCE OF 89.93 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOTS 25 THROUGH 28 OF CENTRAL LAND AND TITLE COMPANY REPLAT AS RECORDED IN PLAT BOOK 4, PAGE 15, AND LOTS 17 THROUGH 29 OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH THE VACATED ALLEY BETWEEN LOTS 20 AND 21, MCADOO'S REPLAT LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 29, MCADOO'S REPLAT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CSX RAILROAD AS DEPICTED ON CSX VALUATION MAP V03873, S.89°56'35"W., 123.05 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 905.37 FEET; THENCE WESTERLY ALONG SAID CURVE, 313.94 FEET THROUGH A CENTRAL ANGLE OF 19°52'04"(CHORD BEARING N.80°22'07"W., 312.37 FEET) TO THE EAST RIGHT-OF-WAY LINE OF 13TH STREET; THENCE NON-TANGENT, N.00°00'48"W., 167.36 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°54'54"E., 239.30 FEET; THENCE LEAVING SAID LINE, S.00°04'32"E., 100.47 FEET ALONG THE EAST LINE OF LOT 17, MCADOO'S REPLAT; THENCE LEAVING SAID LINE, S.89°50'08"W., 20.00 FEET; THENCE S.00°04'32"E., 30.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH; THENCE ALONG SAID LINE, N.89°50'08"E., 211.47 FEET TO THE NORTHEAST CORNER OF LOT 29 OF SAID MCADOO'S REPLAT; THENCE ALONG THE EAST LINE OF SAID LOT 29, S.00°04'32"E., 89.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.481 ACRES MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY HEREBY PLATTED AS MOXY ST. PETERSBURG, AND THAT IT DEDICATES TO THE PUBLIC THE 8.00 FOOT PUBLIC PEDESTRIAN EASEMENT AND THE PUBLIC DRAINAGE EASEMENT SHOWN HEREON.

THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON.

OWNER

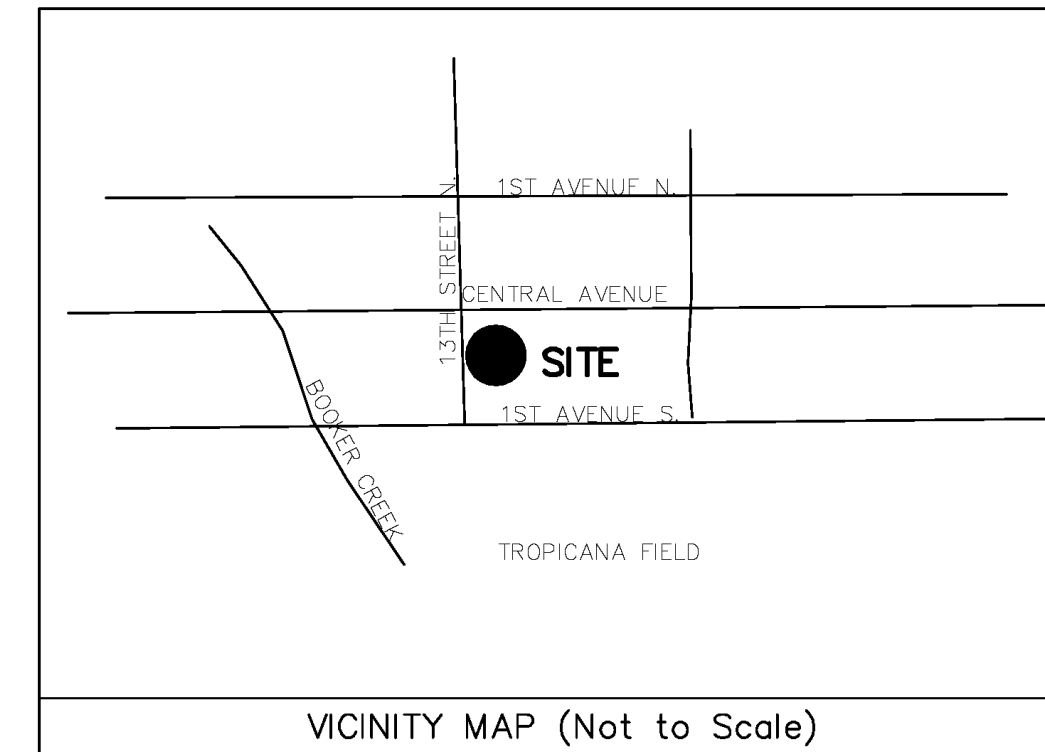
COLLECTIVE EDGE, LLC A DELAWARE LIMITED LIABILITY COMPANY

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

WITNESS NAME PRINTED _____ WITNESS NAME PRINTED _____

WITNESS ADDRESS _____ WITNESS ADDRESS _____

NICHOLAS PANTULIANO
MANAGER



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE _____ ONLINE NOTORIZATION, THIS DAY OF _____, 2024, BY _____ OF COLLECTIVE EDGE, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC _____

PRINT NAME OF NOTARY PUBLIC
OR PLACE STAMP OR SEAL HERE

TITLE OR RANK _____

SERIAL NUMBER _____

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

COUNCIL CHAIR _____

CERTIFICATE OF APPROVAL OF MAYOR

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024; PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM DATE OF THIS APPROVAL.

MAYOR _____

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF PINELLAS } SS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

KEN BURKE, CLERK DEPUTY CLERK _____
PINELLAS COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

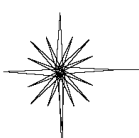
I HEREBY CONFIRMED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TIMOTHY R. COLLINS DATE _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6882

SURVEYOR'S CERTIFICATE:

I, DAN H. RIZZUTO, HEREBY CERTIFY THAT ON _____ THIS PROPERTY KNOWN AS "MOXY ST. PETERSBURG" WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, THAT IT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF SECTION 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

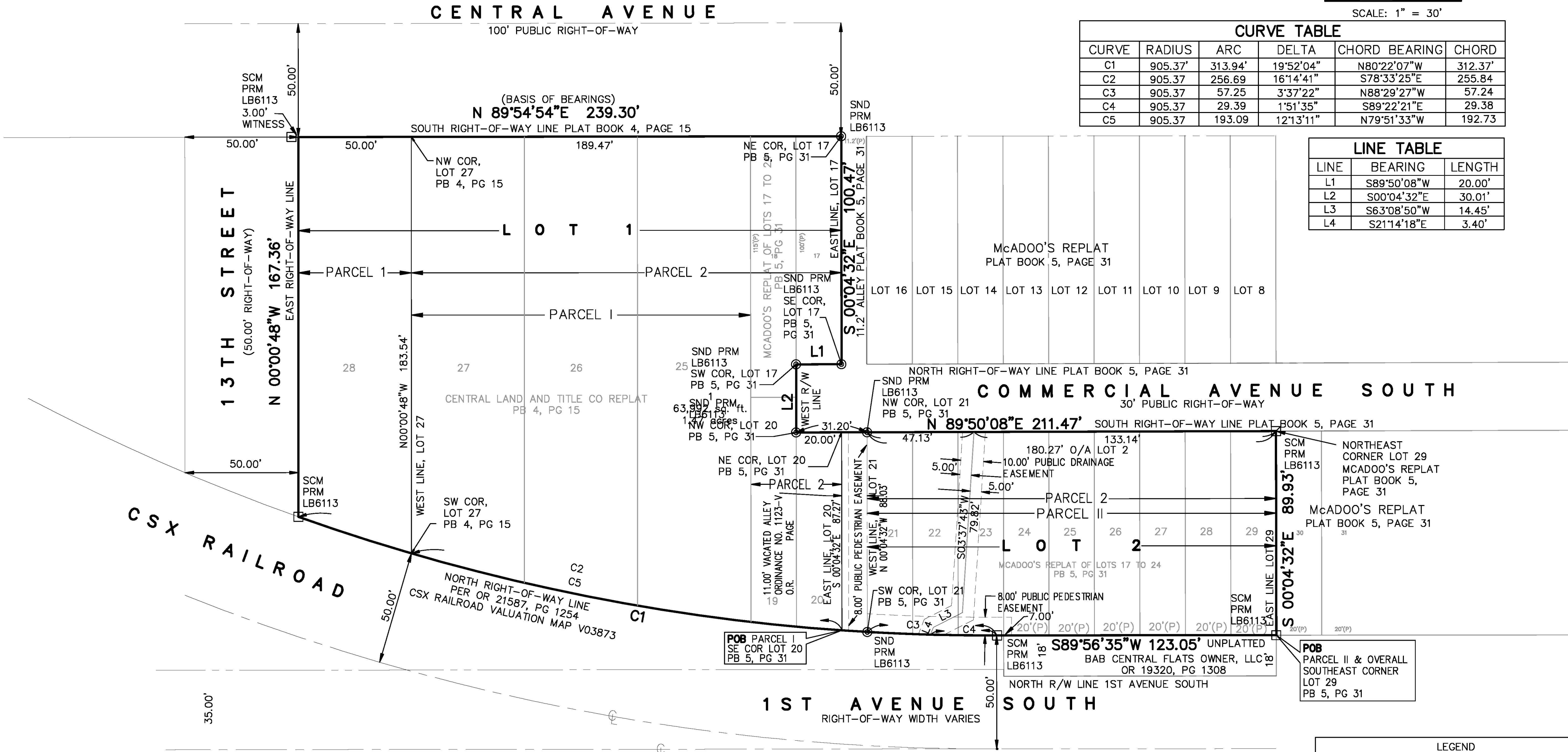
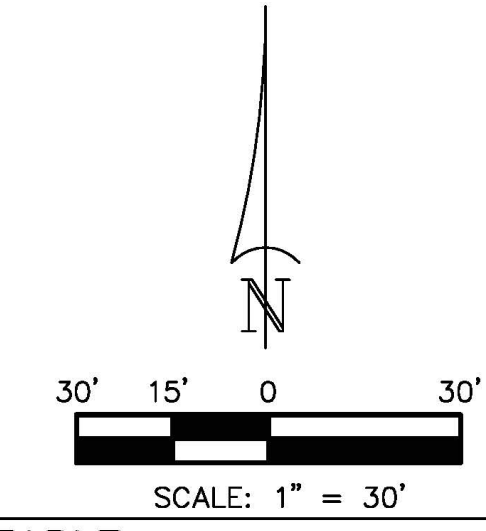
DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR NO. 5227
POLARIS ASSOCIATES, INC.
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FL 33765
LB #6113

**POLARIS ASSOCIATES INC.**
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113
5098-01 SHEET 1 OF 2

MOXY ST. PETERSBURG

PB , PG

BEING A REPLAT OF ALL OF LOTS 25 THROUGH 28 OF CENTRAL LAND AND TITLE COMPANY REPLAT AS RECORDED IN PLAT BOOK 4, PAGE 15, AND LOTS 17 THROUGH 29 OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH THE VACATED ALLEY BETWEEN LOTS 20 AND 21, MCADOO'S REPLAT LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	905.37	313.94'	19°52'04"	N80°22'07\"W	312.37'
C2	905.37	256.69	16°14'41"	S78°33'25\"E	255.84
C3	905.37	57.25	3°37'22"	N88°29'27\"W	57.24
C4	905.37	29.39	1°51'35"	S89°22'21\"E	29.38
C5	905.37	193.09	12°13'11"	N79°51'33\"W	192.73

LINE	BEARING	LENGTH
L1	S89°50'08\"W	20.00'
L2	S00°04'32\"E	30.01'
L3	S63°08'50\"W	14.45'
L4	S21°14'18\"E	3.40'

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF CENTRAL AVENUE, BEING ASSUMED AS N.89°54'54\"E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE PUBLIC PEDESTRIAN EASEMENT SHALL BE CONSTRAINED TO A LOWER ELEVATION OF THE SURFACE OF THE GROUND AND AN UPPER ELEVATION OF 8.00 FEET ABOVE THE SURFACE OF THE GROUND. SAID EASEMENT IS DEDICATED FOR PUBLIC ACCESS WITH MAINTENANCE RESPONSIBILITY REMAINING WITH THE PRIVATE PROPERTY OWNER AND NOT THE CITY OF ST. PETERSBURG.
4. THE PRIVATE STORMWATER SYSTEM WITHIN THE PUBLIC DRAINAGE EASEMENT WILL REMAIN PRIVATE AND IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
5. FORMER ALLEY LYING BETWEEN LOTS 20 & 21, MCADOO'S REPLAT, VACATED BY ORDINANCE NO. 1123-V OF THE CITY OF ST. PETERSBURG.

6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. SUBJECT TO A MINOR EASEMENT PERMIT AS RECORDED IN OFFICIAL RECORDS BOOK 22342, PAGE 1692 (INSTRUMENT #2023036199) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
8. SUBJECT TO A 10' DUKE ENERGY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 22098, PAGE 1093 (INSTRUMENT # 2022184093) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA 5.00 FEET EACH SIDE OF THE FACILITIES AS INSTALLED.

FCM	■	FOUND 4"x4" CONCRETE MONUMENT
LB		LICENSED BUSINESS
PB		PLAT BOOK
PG		PAGE
PLS		PROFESSIONAL LAND SURVEYOR
PRM		PERMANENT REFERENCE MONUMENT
SCM	□	SET 4"x4" CONCRETE MONUMENT PRM LB 6113
SIR	○	SET 1/2" IRON ROAD WITH CAP LB6113
SND	●	SET NAIL & DISK PRM LB6113
FND	●	FOUND NAIL & DISK
O/A		OVERALL DIMENSION
⊙		CENTER LINE

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

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Cheryl Bergailo, Planner II
FROM: Kyle Hurin, ECID Plans Review Supervisor
DATE: August 23rd, 2024
SUBJECT: Final Plat
FILE: 22-20000005 R3

LOCATION: 1123 1st Ave S
1236 Central Ave
1246 Central Ave
0 Central Ave

AND PIN: 24-31-16-53474-000-0210
24-31-16-14544-000-0250
24-31-16-14544-000-0280
24-31-16-53478-000-0170

ATLAS: G-2

REQUEST: Approval of the Moxy St. Petersburg Final Plat to create two (2) buildable lots.

RELATED CASES:

Building Permits: 19-07001928
ROW Permits: 22-062-ME
22-532-D-1056

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed final plat provided the following special conditions and standard comments are added as conditions of approval:

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

Disclaimer, Permit coordination. For consistency of permits and work associated with the project, coordinate with ECID Right-of-way (ROW) staff for any impacts in the City Right of Way prior to issuance of building construction permit. Email ECID ROW staff at: ROW_permitting@stpete.org. A ROW work permit issued by ECID must be obtained prior to the commencement of any work within City controlled

right-of-way or public easement. All work within right-of-way or public easement shall be installed at the applicant's expense and in accordance with the standards, specifications, and policies adopted by the City.

1. No changes are required on the final plat for the following comments-

2. The final plat indicates the southern boundary of the proposed plat is bounded by land owned by CSX Transportation and land owned by BAB Central Flats. It is the responsibility of this property owner to coordinate any construction impacts or proposed modifications to land of differing ownership through that property owner. Evidence of coordination and approval for use of land owned by others must be provided to the City prior to final approval of the site construction permits.
3. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

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

4. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5962 for additional information.
5. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.
 - A. Note that 1st Avenue South contains the PSTA BRT Sunrunner project. Be sure to show the proposed striping for the BRT on your site plan and show any necessary modifications to the striping at proposed driveways or driveways to be removed on the construction plans. Coordinate through the City Transportation division to obtain the current plans and for information as to what is required.

6. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

*City Standard Details and Standard forms may be obtained via the city's website https://www.stpete.org/business/building_permitting/forms_applications.php or upon request by contacting the City Engineering department, phone 727-893-7238, email ROW_permitting@stpete.org.

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

STANDARD COMMENTS: It is acknowledged that the following may have or are being addressed with the submittal of the associated Site Construction Permit Applications but remain listed below as documentation of the standard plat approval conditions since the plat is being processed concurrently with construction permitting. Standard conditions of plat approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy. No further response necessary for processing the final plat.

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources Department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5962 for additional information.

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

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the city for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

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

calculated using the Rational formula and a 10-year 1-hour design storm.

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

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

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

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. TTC plans must be coordinated through traffic.control@stpete.org. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

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

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and

association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

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

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

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

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

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

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

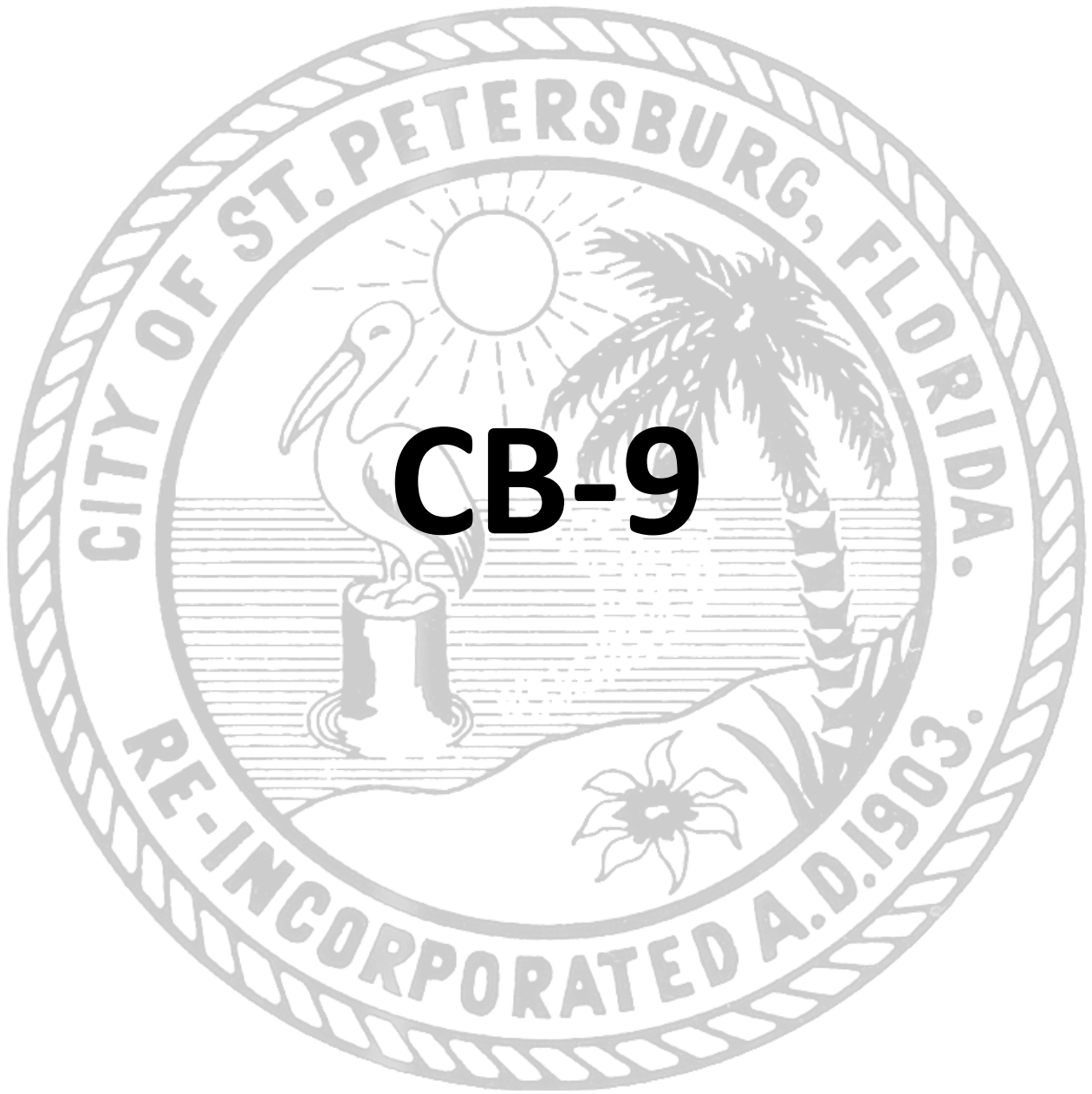
Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of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

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

KJH/akp

ec: WRD
Kayla Eger – Development Review Services

The following page(s) contain the backup material for Agenda Item: A Resolution approving the plat of Gilboa's Subdivision, generally located at 1100 8th Street North; setting forth conditions for approval; and providing an effective date. (City File No.: DRC 23-20000012)
Please scroll down to view the backup material.



CB-9



ST. PETERSBURG CITY COUNCIL

Meeting of January 9, 2025

TO: The Honorable Council Chair Gerdes, and Members of City Council

SUBJECT: A Resolution approving the plat of Gilboa's Subdivision, generally located at 1100 8th Street North; setting forth conditions for approval; and providing an effective date. (City File No.: DRC 23-20000012)

AGENDA CATEGORY: Consent

RECOMMENDATION: The Administration recommends **APPROVAL**.

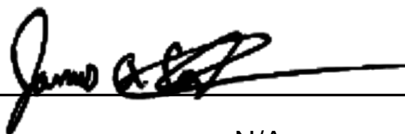
DISCUSSION:

The applicant is requesting approval of a plat to create three (3) platted lots. The property is currently unplatted. Platting of unplatted property is required prior to development of the property with a new single-family residence proposed on Lot 1. The existing multi-family structures are to remain on proposed Lot 3 with the existing parking for the multi-family structures to remain on proposed Lot 2. The zoning for the subject property is NT-2; Neighborhood Traditional, Single-Family Residential.

The language in Condition 1 of the resolution notes that certain Engineering conditions must be met prior to a Certificate of Occupancy.

Attachments: Map, Resolution with Plat, Engineering Memorandum dated November 15, 2024

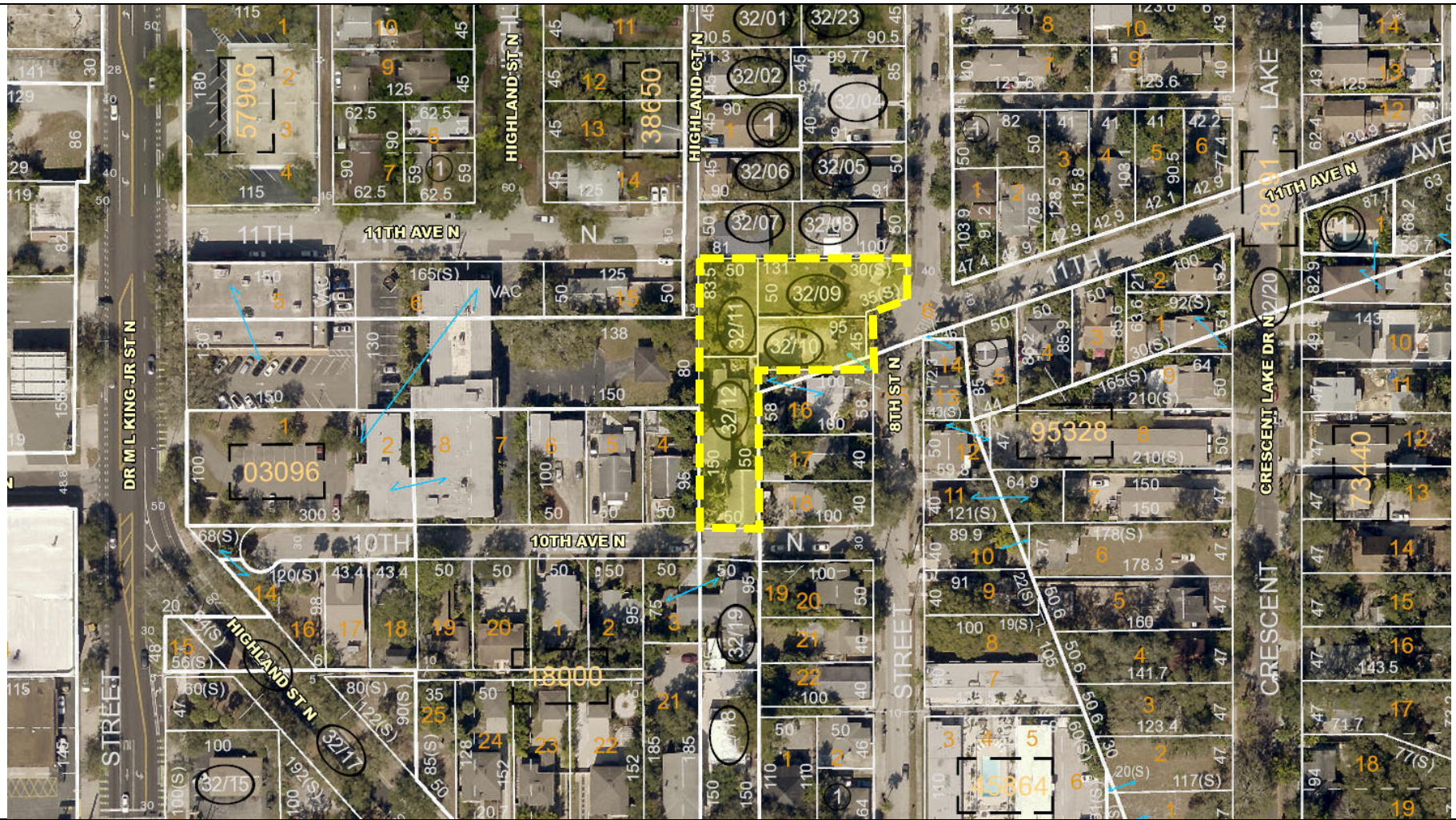
Administration



ERA

: Budget:

N/A

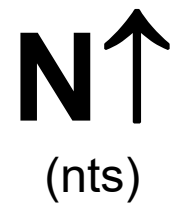


PROJECT LOCATION MAP

Case No.: 23-2000012

Addresses: 809 10th Avenue North &
1100 8th Street North

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



RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF GILBOA'S SUBDIVISION, GENERALLY LOCATED AT 1100 8TH STREET NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File 23-20000012)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Gilboa's Subdivision, generally located 1100 8th Street North, is hereby approved, subject to the following conditions.

1. Comply with Engineering conditions in the memorandum dated November 15, 2024, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Elizabeth Abernethy 12/16/24
Planning & Development Services Dept. Date

Chris Brown 12/19/24
City Attorney (Designee) Date

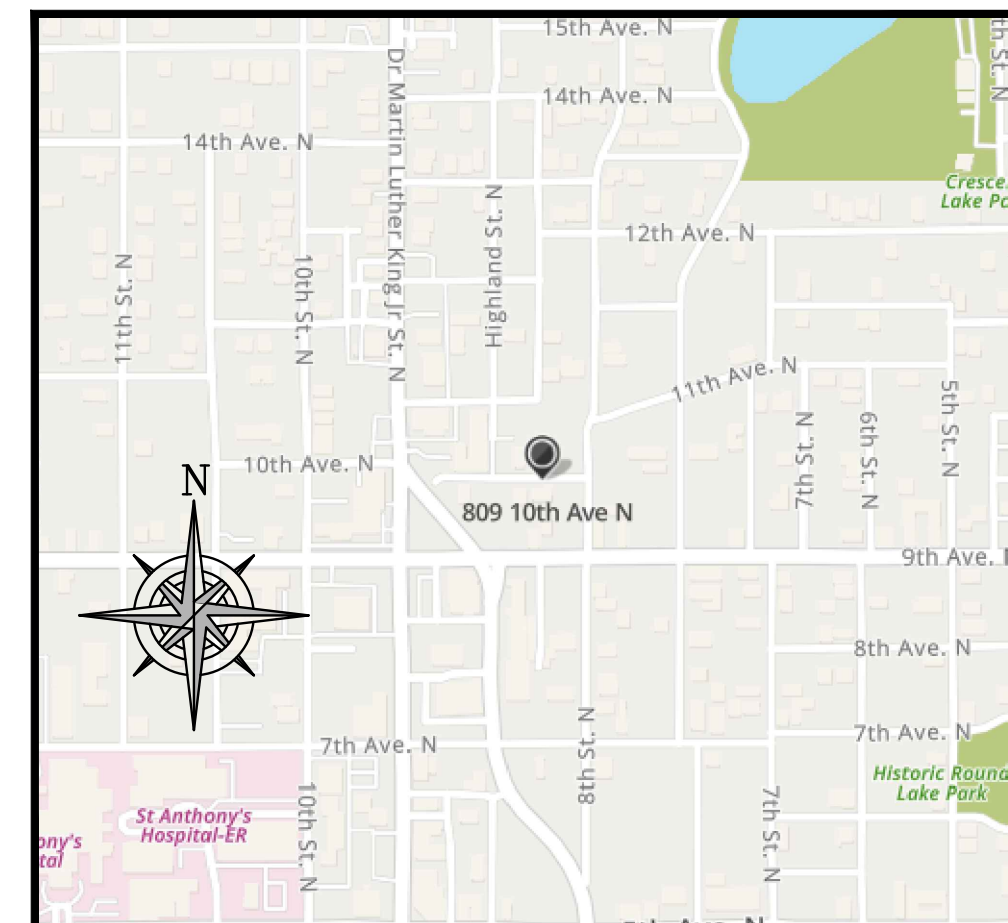
GILBOA'S SUBDIVISION

LYING IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 17 EAST
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 19449, PAGE 486, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°36'52"E, ALONG THE EASTERLY LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 184.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, SAID POINT ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF PARCEL 3 RECORDED IN OFFICIAL RECORDS BOOK 21449, PAGE 2349, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.24 FEET, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 45°21'37", AND A CHORD BEARING S20°05'12"W, A DISTANCE OF 35.30 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE 45.19 FEET, HAVING A RADIUS OF 82.73 FEET, A CENTRAL ANGLE OF 31°17'38", AND A CHORD BEARING S23°40'59"W, A DISTANCE OF 44.63 FEET; THENCE S00°31'23"W, A DISTANCE OF 21.64 FEET; THENCE S89°10'25"W, A DISTANCE OF 100.00 FEET; THENCE S04°18'17"E, A DISTANCE OF 58.41 FEET; THENCE S00°46'50"E, A DISTANCE OF 79.73 FEET; THENCE S88°53'46"W, A DISTANCE OF 43.76 FEET; THENCE N00°36'25"W, A DISTANCE OF 233.50 FEET; THENCE N89°10'25"E, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,762 SQUARE FEET (0.52 ACRES), MORE OR LESS.



**LOCATION MAP
NOT TO SCALE**

SURVEYOR'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CERTIFICATE OF MAYOR OF ST. PETERSBURG

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2024; PROVIDED THAT THE PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DATE OF THIS APPROVAL.

KENNETH T. WELCH
MAYOR

CERTIFICATE OF THE CITY COUNCIL

APPROVED FOR THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2024.

COUNCIL CHAIR

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } SS
COUNTY OF PINELLAS }

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS _____ DAY OF _____, 2024.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

CERTIFICATE OF CONFORMITY

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

DATE

TIMOTHY R. COLLINS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 6882

SURVEYOR'S CERTIFICATE

I, FREDERICK S. BACHMANN, MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF FLORIDA STATUTES (F.S.); THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRMs) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW, ON [DATE]. THE LOT CORNERS AND PERMANENT CONTROL POINTS (PCPs) WILL BE SET AS REQUIRED BY LAW.

FREDERICK S. BACHMANN, PLS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA LS 5174
TRANSYSTEMS CORPORATION CONSULTANTS
LB 8103
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764

DATE

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY PLATTED AS GILBOA'S SUBDIVISION, AND THAT IT DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, PUBLIC EASEMENTS, RIGHTS OF WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT OF THE SUBDIVISION OF SAID LANDS. ALL PUBLIC UTILITY EASEMENTS SHALL BE FOR THE USE OF THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR THE PROVISION OF SERVICES INCLUDING PEOPLES GAS SYSTEM, INC, ITS SUCCESSORS OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND USE OF NATURAL GAS LINES AND/OR PGS LINES.

THE PRIVATE SANITARY SEWER EASEMENT IS DEDICATED TO THE OWNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 22292, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR THE USE, REPAIR AND REPLACEMENT OF THE UNDERGROUND SANITARY SEWER LATERAL SERVING SUCH PROPERTY.

OWNER: GRE PROPERTY INVESTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

BY: _____
PAZ GILBOA, ITS MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY PAZ GILBOA, AS MANAGER OF GRE PROPERTY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED HIS/HER DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC

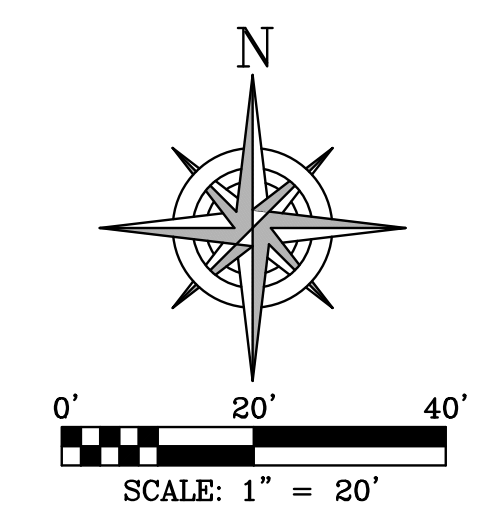
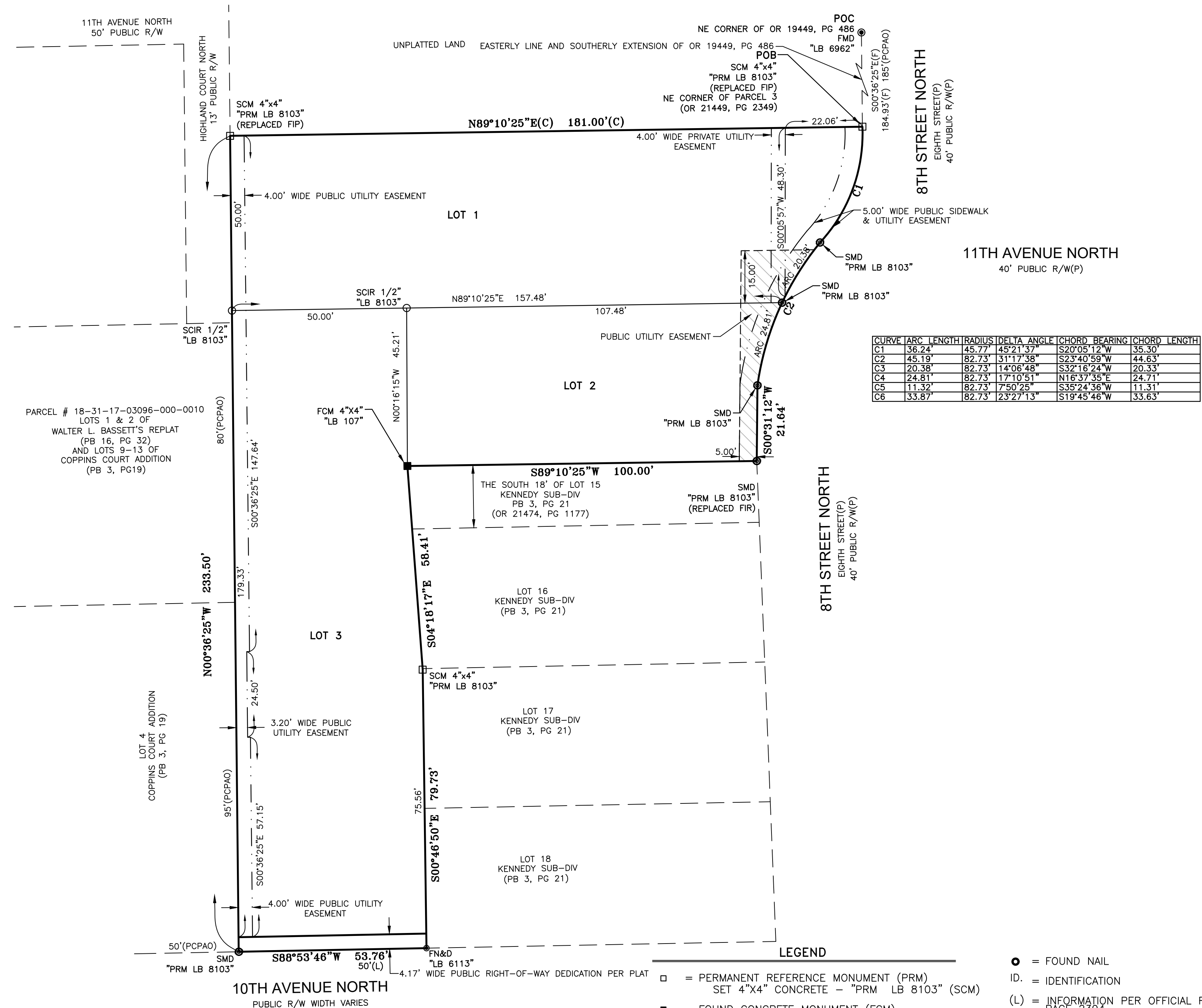
PRINTED NAME OF NOTARY PUBLIC

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103
PROJECT NO.
SE22.499.00

GILBOA'S SUBDIVISION

LYING IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 17 EAST
PINELLAS COUNTY, FLORIDA



SOUTHERLY AND EASTERLY BOUNDARY LINES OF LOT 3 AS SHOWN ON THE MAP OF THIS PLAT ARE ESTABLISHED AND RETRACED FROM A SURVEY PREPARED BY C. FRED DEUEL AND ASSOCIATES AND SIGNED BY IRVING J. ARMSTRONG, LICENSE NUMBER 2666, AND PREPARED AUGUST 19, 1998.



565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103
PROJECT NO.
SE22.499.00

- LEGEND**
- ◻ = PERMANENT REFERENCE MONUMENT (PRM)
SET 4"x4" CONCRETE - "PRM LB 8103" (SCM)
 - = FOUND CONCRETE MONUMENT (FCM)
 - = FOUND IRON ROD (FIR)
 - = SET 1/2" CAPPED IRON ROD "LB 8103" (SCIR)
 - ⊙ = SET MAG NAIL & DISK "PRM LB 8103" (SMD)
 - = FOUND NAIL & DISK (FN&D)
 - (C) = CALCULATED
 - C# = CURVE - SEE CURVE TABLE
 - ℄ = CENTERLINE
 - CFD = C. FRED DEUEL AND ASSOCIATES, INC.
 - CPB = CONDOMINIUM PLAT BOOK
 - FMD = FOUND "MAG" NAIL AND DISK
 - FN&D = FOUND NAIL AND DISK
 - = FOUND NAIL
 - ID. = IDENTIFICATION
 - (L) = INFORMATION PER OFFICIAL RECORDS BOOK 21449, PAGE 2394
 - L# = LINE - SEE LINE TABLE
 - LB = LICENSED BUSINESS
 - OR = OFFICIAL RECORD BOOK
 - (P) = PER PLAT
 - (PCPAO) = INFORMATION FROM PINELLAS COUNTY PROPERTY APPRAISER'S OFFICE
 - PB = PLAT BOOK
 - PAU&SE = PRIVATE ACCESS, UTILITY AND STORMWATER EASEMENT
 - PU&SE = PRIVATE UTILITY AND STORMWATER EASEMENT
 - PUE = PRIVATE UTILITY EASEMENT
 - PG = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PROP. = PROPOSED
 - R/W = RIGHT-OF-WAY
 - SCM = SET CONCRETE MONUMENT
 - FCM = FOUND CONCRETE MONUMENT
 - SMD = SET MAG NAIL & DISK

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Scot Bolyard, Deputy Zoning Official
FROM: Kyle Hurin, ECID Plans Review Supervisor
DATE: November 15th, 2024
SUBJECT: Gilboa's Subdivision Final Plat
FILE: 23-20000012 R4 Final Plat

LOCATION:	1100 8 th St N	18-31-17-00000-320-0900
	1034 8 th St N	18-31-17-00000-320-1000
	1103 Highland Ct N	18-31-17-00000-320-1100
	809 10 th Ave N	18-31-17-00000-320-1200

ATLAS: F-8

REQUEST: Gilboa's Subdivision Final Plat

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed final plat provided the following special conditions and standard comments are added as conditions of approval:

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

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

SPECIAL CONDITIONS OF APPROVAL:

Provide a written response to comments for each SPECIAL CONDITIONS OF APPROVAL upon resubmittal.

STANDARD COMMENTS:

1. The alley adjacent to the west boundary of proposed lot 1 shall be paved to minimum 12-foot width as a condition of plat approval, since it is being used to access proposed lot 1. The new alley pavement shall extend to the south sufficient to encompass the proposed residential driveway access to proposed lot 1 (including the driveway to the main house garage and to the accessory use parking) as depicted on the proposed site plan for lot 1 included with associated case #23-51000003. The alley shall meet the design requirements of City ECID standard details S20-13, S20-15, and S20-20 and a flush curb shall be installed across the southern terminal dead end of the alley paving. The engineer's design shall provide proper signage per MUTCD and City ECID requirements to delineate the terminal end of the alley paving. The Engineer of Record shall provide topographical survey and a signed and sealed plan for alley construction to City ECID for review/approval (email to ROW_Permitting@stpete.org), and the applicant's licensed contractor shall obtain an ECID right of way permit prior to proceeding with any construction in the public right of way. Paving of the alley shall not block any surface flow from adjacent properties and surface flow from the public alley pavement must be directed to flow to a paved right of way and not onto private property or into unimproved right of way.
2. Upon development or redevelopment, the applicant shall provide connection to the public sanitary sewer per City ECID standards and specifications at the sole expense of the applicant. Any future development will also require public clean out installation per City ECID standards.
 - a. Upon development on proposed lot 1, it is noted that the sanitary sewer connection for the proposed lot 1 shall NOT share the service lateral with 1110 – 8th Street North, as currently shown on City Sanitary Sewer map. Per current sanitary sewer policy, a sewer line which receives sewage from (2) or more lateral sewers is a collection main, and a collection main must be minimum 8". A net new 6" service lateral, extending to a minimum 8" collection main, must be provided by the applicant to service proposed lot 1 as a condition of the lot development.
 - b. If a connection is proposed to the public sanitary sewer within the alley adjacent to the west boundary of proposed lot 1, a public traffic bearing clean out shall be installed per City ECID standard detail S30-04 and S30-07. Proper placement requires the public clean out to be installed 30" inside the public alley boundary per S30-04. The placement of the public clean out delineates the terminal end of the city maintenance responsibility for the sanitary sewer service lateral.
 - c. The following options exist for public service lateral, public clean out, and clean out box installation:
 - **Option 1 (preferred)** – Contact the City Water Resources Department via email to WRDUtilityRequest@steppe.org and provide a copy of this ECID narrative review which defines the necessary work. Request an estimate of cost to install the

necessary service lateral(s) together with public clean out(s) and clean out boxes. Make payment for the installation and provide a copy of your payment receipt to the zoning representative handling this case as evidence of meeting this requirement.

**Note if the City performs this work, it will be the responsibility of the applicant to provide field survey to verify the final public easement and right of way boundary so the public clean outs & clean out boxes are properly installed 30" inside the proposed easement & right of way boundary.*

- **Option 2** – The applicant’s licensed contractor must obtain a City ECID Utility Connection Right of Way permit to install the necessary public clean outs & clean out boxes. All construction and restoration shall meet City ECID standards and specifications and shall be performed by the applicant’s licensed contractor at the applicant’s sole expense.
3. Upon development or redevelopment, redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project development. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type. Curb construction shall be as per City Standard Curb Detail #S20-10. If sidewalk exists adjacent to a removed approach, the walk shall be restored across the width of the removed driveway per City Standard Sidewalk detail #S20-22. Disturbed areas of the parkway shall be restored with appropriate grading to achieve drainage toward the roadway and shall be stabilized with sod (not seed).
 4. The applicant is required to provide potable water and sanitary sewer connections for each proposed lot if not existing. Proposed connections to public infrastructure including potable water, reclaimed water, and sanitary sewer must receive prior approval from the City’s Water Resources department and City ECID. Coordinate a review with the City’s Water Resources Department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information. ECID review/approval may be coordinated via email to ROW Permitting@stpete.org.
 5. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. All submittals to be made to ROW Permitting@stpete.org.

Engineering Standard Details (S10, S20, S30, S40, S50, S60, S70) are available at the City’s Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

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

6. **ECID requests that Zoning place a hold on the issuance of any building permits for the proposed lots to assure that all required public right of way dedications and public easement dedications are shown correctly on a final plat and that required signed and sealed public infrastructure improvement plans have been submitted to and approved by City ECID to address infrastructure improvement requirements, and a right of way permit has been issued to a licensed contractor who will perform the work at the expense of the developer or a financial guarantee is being held to guarantee completion of the work per City Land Development code requirements.** Additionally, no Certificate of Occupancy shall be released (temporary or final) until the right of way work permit requirements have been completed and accepted by the City ECID.

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources Department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

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

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, 2) design flow calculations including factor of safety, and 3) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the city for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Single family up to quadruplex developments that are not part of a common plan of redevelopment are exempt from compliance with the City Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If the scope of the project triggers compliance your Engineer of Record must submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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

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

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

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

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is

responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

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

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

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

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

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

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

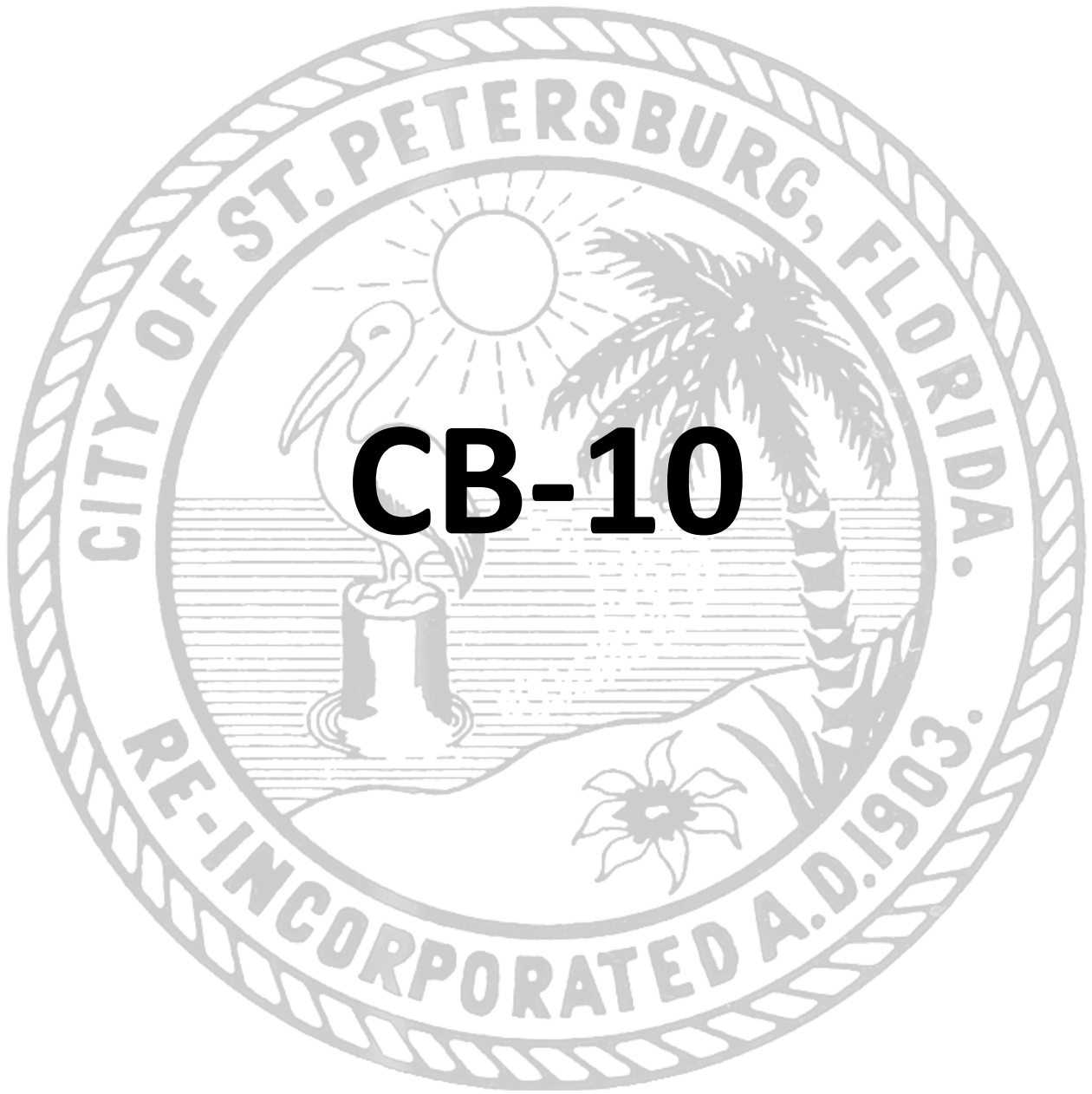
The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

KJH/akp

ec: WRD
Kayla Eger – Development Review Services

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 21-02-C/W(A), as amended, to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”), as amended, for A/E to provide continued project administration and final design services related to the Cosme WTP Sluice Gates Rehabilitation Project in an amount not to exceed \$186,946; providing that the total Task Order, as amended, shall not exceed \$326,554 (ECID Project No. 23054-100; Oracle No. 18926); and providing an effective date.

Please scroll down to view the backup material.



CB-10

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of January 9, 2025

TO: The Honorable Copley Gerdes, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 21-02-C/W(A), as amended, to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”), as amended, for A/E to provide continued project administration and final design services related to the Cosme WTP Sluice Gates Rehabilitation Project in an amount not to exceed \$186,946; providing that the total Task Order, as amended, shall not exceed \$326,554 (ECID Project No. 23054-100; Oracle No. 18926); and providing an effective date.

EXPLANATION: *The existing actuators and venturi flow meter were installed in the early 1960’s and are approximately 60 years old. These assets are associated with the Accelerator softening basins. The sluice gates have also reached their life expectancy and can no longer seal when closed. They are difficult to operate due to eroding and missing hardware. The raw bypass valves are not operating correctly in the softening process; it is difficult to manage consistent incoming raw water flows and treatment. With fluctuating flow rate from Tampa Bay Water, the valve actuators need to be designed to make small increment changes to flow. This project has been recommended by the St. Pete Water Plan because these assets have been used well beyond their useful life. They were determined to be in very poor condition and in need of immediate replacement. The project was anticipated to replace four (4) sluice gates and actuators, four (4) butterfly valves and actuators, and two (2) raw bypass valves and actuators.*

The A/E was to make appropriate recommendations after evaluation based on application and design for all valves replacements in coordination with a Construction Manager at Risk (“CMAR”) delivery.

On July 15, 2021, the City of St. Petersburg, Florida (“City”) and Stantec Consulting Services, Inc. (previously Cardno, Inc.) (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Potable Water, Wastewater and Reclaim Water projects.

On December 1, 2022, City Council approved Task Order No. 21-02-C/W(A) in the amount of \$139,608 which provided for professional engineering services including but not limited to (i) project administration, (ii) an assessment of valves and actuators and the venturi flow meter to include replacement and upgrade information, (iii) final design, and (iv) construction manager at risk coordination.

On November 13, 2024, Administration approved the First Amendment to Task Order No. 21-02-C/W(A) in the amount of \$8,554 (from the Allowance) for geotechnical investigation services for final design services.

Amendment No. 2 to Task Order No. 21-02-C/W(A) in the amount of \$186,946 shall provide professional engineering services including but not limited to an additional final design document, including additional modifications to the 90% submittal to include add-alternates in an effort to facilitate additional cost saving options by the CMAR, a 100% design submittal (not previously scoped), and updated final construction

documents to include the chosen add-alternative selections. Services also included additional meetings and site visits.

Task Order No. 21-02-C/W(A), Amendment 1, and Amendment No. 2 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Project Administration	\$ 3,502.00	\$ 3,502.00
	Valves and Venturi Meter Assessment and Upgrade	\$ 25,926.00	\$ 25,926.00
	Final Design	\$ 80,328.00	\$ 80,328.00
	CMAR Coordination	\$ 9,852.00	\$ 9,852.00
	Allowance	\$ 20,000.00	
	Amendment No. 1	Geotechnical Investigation (from Allowance)	
Amendment No. 2	Project Administration	\$ 47,012.00	
	Final Design	\$139,934.00	
	Total	\$326,554.00	\$128,162.00

A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 21-02-C/W(A), as amended, to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”), as amended, for A/E to provide continued project administration and final design services related to the Cosme WTP Sluice Gates Rehabilitation Project in an amount not to exceed \$186,946; providing that the total Task Order, as amended, shall not exceed \$326,554 (ECID Project No. 23054-100; Oracle No. 18926); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) COS Sluice Gate Rehab FY22 Project (18926).

ATTACHMENTS: Resolution
Amendment No. 2 to Task Order No. 21-02-C/W(A)

RESOLUTION 2025-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 2 TO TASK ORDER NO. 21-02-C/W(A), AS AMENDED, TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 15, 2021 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND STANTEC CONSULTING SERVICES, INC. (“A/E”), AS AMENDED, FOR A/E TO PROVIDE CONTINUED PROJECT ADMINISTRATION AND FINAL DESIGN SERVICES RELATED TO THE COSME WTP SLUICE GATES REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$186,946; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$326,554 (ECID PROJECT NO. 23054-100; ORACLE NO. 18926); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Stantec Consulting Services, Inc. (previously Cardno, Inc.) (“A/E”) executed an architect/engineering agreement on July 15, 2021 for A/E to provide professional services on a continuing basis for work of a specified nature as outlined in the agreement related to miscellaneous Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, the Agreement has been previously amended; and

WHEREAS, on December 1, 2022, City Council approved Task Order No. 21-02-C/W(A) (“Task Order”) for A/E to provide professional engineering services including but not limited to (i) project administration, (ii) an assessment of valves and actuators and the venturi flow meter to include replacement and upgrade information, (iii) final design, and (iv) construction manager at risk coordination related to the Cosme WTP Sluice Gates Rehabilitation Project (“Project”) in an amount not to exceed \$139,608, which amount included an allowance in the amount of \$20,000; and

WHEREAS, on November 13, 2024, Administration approved Amendment No. 1 to the Task Order for A/E to provide geotechnical investigation services for the Project in the amount not to exceed \$8,554 (from the allowance); and

WHEREAS, Administration desires to issue Amendment No. 2 to the Task Order, as amended, for A/E to provide continued project administration and final design services related to the Project in an amount not to exceed \$186,946.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Amendment No. 2 to Task Order No. 21-02-C/W(A), as amended, to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“A/E”), as amended, for A/E to provide continued project administration and final design services related to the Cosme WTP Sluice Gates Rehabilitation Project in an amount not to exceed \$186,946.

BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$326,554.


This Resolution shall become effective immediately upon its adoption.

LEGAL:



00783848

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: January 9, 2025

TO: The Honorable Copley Gerdes, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Stantec Consulting Services, Inc. (previously Cardno, Inc.)
Amendment No. 2 to Task Order No. 21-02-C/W(A) in the amount of \$186,946

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves project administration, condition assessment, final design and Construction Manager At-Risk (CMAR) coordination of valves, actuators, and venturi flow meter associated with the Accellator softening basins at the Cosme Water Treatment Plant.

Cardno, Inc. has significant experience in the planning, design, and construction services phase activities of water treatment plant processes and facilities. Cardno, Inc. is also currently working on the condition assessments of Accellator Nos. 3 and 6, which is related to this project.

Cardno, Inc. has satisfactorily completed work under previous A/E Annual Master Agreements, and is familiar with the City Standards.

This is the second amendment to the second Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report
for
Stantec Consulting Services, Inc.
Miscellaneous Professional Services for Potable Water, Wastewater and Reclaimed Water Projects
A/E Agreement Effective - July 15, 2021
A/E Agreement Expiration - August 30, 2025

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	22103-111	Cosme WTP - Operational Accelerator 3 & 6 Condition Assessment	08/03/22	34,922.00
02	23054-100	Cosme WTP Sluice Gates Rehabilitation Amendment No. 1	10/04/23 11/08/24	233,494.00 -28,520.00
		Amendment No. 2	Pending	
			Total:	239,896.00

AMENDMENT NO. 2 TO TASK ORDER NO. 21-02-C/W(A)
COSME WTP SLUICE GATES REHABILITATION
MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND
RECLAIMED WATER PROJECTS
CITY PROJECT NO. 23054-111

This Amendment No. 2 to Task Order No. 21-02-C/W(A) is made and entered into this _____ day of _____, 20____, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND RECLAIM WATER PROJECTS dated July 15, 2021 (“Agreement”) between Stantec Consulting Services, Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The Cosme Water Treatment Plant (WTP) is in northwest Hillsborough County. The project anticipated replacing new valves and actuators, new sluice gates, and bypass structure, which are imperative in controlling the raw water rate of flow, flume levels, and the bypass water around and through the accelerators. The A/E was to make appropriate recommendations after evaluation based on application and design for all valves replacements.

Amendment No. 1 to the Task Order authorized geotechnical investigation services from the Allowance for the final design services.

After the evaluation, summarized in a technical memorandum, the recommendation included an alternative that would involve a side weir instead of replacing valves to manage bypass flows, which would result in construction cost savings and would be operationally simpler. For this Amendment No. 2 to the Task Order, the A/E will provide additional design services to accommodate this change, including a revised hydraulic analysis, structural engineering, and revised instrumentation and controls strategies and design. Efforts also include additional project administration.

II. SCOPE OF SERVICES

Task 1 – Project Administration - Continued Services

The A/E project manager shall update the accounting system and filing system for the Project. All correspondence and other documentation for the Project will be named in accordance with the City's electronic naming conventions, latest revision. A/E will schedule an in-person kickoff meeting.

Task 3 – Final Design – Additional Services

3.2 – Final Design Documents – Additional Services

A/E will provide additional modifications to prepare the 90% submittal to facilitate the CMAR's 90% cost model.

- Evaluate design alternatives to reduce the project cost. These will be labeled “add alternative” items. “Add alternatives” involve additional research, coordination with vendors, and expanding hydraulic analyses to consider design alternatives,
- Revise design documents to specifically highlight the alternatives,
- Modify the bid form to itemize design alternatives,
- Coordinate electrical and I&C between three concurrent Cosme WTP projects,
- Attend an on-site Maintenance of Operations (MOPO) meeting, and
- Conduct three (3) site visits to coordinate design requirements between the three Cosme WTP projects.

A/E will provide 100% drawings to a LOD 350 BIM model and technical specifications for City and CMAR review and comment. The 100% design documents include “add alternative” items, further refined and detailed from the 90% design documents. The A/E will update the sequence of construction and schedule and participate in CMAR's update of the cost estimate. The A/E will prepare and conduct a technical project workshop to review the documents and prepare meeting minutes to identify required action items for A/E, City and CMAR. A total of one (1) project workshop is included as part of this task.

3.3 – Final Construction Documents – Additional Services

The A/E will update the design to reflect the City's selection of “add alternative” components. The issued for construction design drawings will include a LOD 350 BIM model and be submitted along with the technical specifications for City and CMAR review and comment. The A/E will update the sequence of construction and schedule and participate in CMAR's cost estimate update.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Calendar Days from NTP</u>
Task 1 - Project Administration	450
Task 3 - Final Design	
3.1 - Design Documents	375
3.3 - Final Construction Documents	450

IV. A/E'S RESPONSIBILITIES

The A/E will provide the services outlined in this Task Order.

V. CITY'S RESPONSIBILITIES

The City will provide all available as-built plans and shop drawings of existing structures and assets.

VI. DELIVERABLES

Task 3 – Final Design

Task 3.2 Final Design Documents

- 100 Percent Design Documents
 - Electronic PDF and three (3) paper copies 100% (11" x 17")
 - Electronic PDF 100 percent Technical Specifications

VII. A/E'S COMPENSATION

The A/E was authorized the lump sum amount of \$119,608 under the original Task Order for Tasks 1 through 4 (a separate additional allowance of \$20,000 was not authorized).

Amendment No. 1 authorized the use of the project allowance to compensate the A/E the not-to-exceed amount of **\$8,554** for additional services under Task 3 (an Allowance in the amount of \$11,446 was not authorized).

For this Amendment No. 2, the City shall compensate the A/E the not-to-exceed amount of **\$186,946** for continued services under Task 1 and additional services under Task 3, per Attachment 2 to Appendix A.

The total Task Order amount including Amendment No. 2 shall not exceed **\$315,108**.

VIII. PROJECT TEAM

- Thomas Nogaj, PhD, PE, Principal/Project Manager
- John Kabouris, PhD, PE, Lead Quality Control
- Chris Gamache, PE, Senior Structural Engineer
- Richard Creavalle, PE, Senior Electrical Engineer
- Steve Keen, PE, Senior Instrumentation and Controls Engineer
- Andrew Olivas, EI, Engineer Intern
- Tulsi Shukla, PhD, EI, Engineer Intern
- Thomas Howell, PE, Structural Designer


IX. MISCELLANEOUS

In the event of a conflict between this Amendment No. 2 to Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Amendment No. 2 to Task Order to be executed by their duly authorized representatives on the day and date first above written.

Stantec Consulting Services, Inc.

(Company Name)

By: 
(Signature)

Thomas Nogaj PhD, PE
Florida Practice Leader - Wastewater

(Printed Name and Title)

Date: 12/6/2024

CITY OF ST. PETERSBURG, FLORIDA

ATTEST

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

By: _____
Chandrasasa Srinivasa, City Clerk

(SEAL)

DATE: _____

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

APPENDIX A
Amendment No. 2 Work Task Breakdown
City of St. Petersburg
Cosme WTP Sluice Gates Rehabilitation
Project No. 23054-100

Direct Labor Rates Classifications		Principal/PM	Lead Quality Control	Senior Electrical Engineer	Senior I&C Engineer	Senior Structural Engineer	Engineer Intern	Structural Designer	Bim Designer	Clerical	Total Hours	Labor Cost
	Direct Salary	\$ 81.96	\$ 65.25	\$ 71.00	\$ 71.00	\$ 71.00	\$ 40.00	\$ 37.00	\$ 34.67	\$ 22.07		
	Multiplier 3.1724	\$ 178.05	\$ 141.75	\$ 154.25	\$ 154.25	\$ 154.25	\$ 86.90	\$ 80.38	\$ 75.32	\$ 47.95		
	Billing Rates ¹	\$ 261.00	\$ 207.00	\$ 226.00	\$ 226.00	\$ 226.00	\$ 127.00	\$ 118.00	\$ 110.00	\$ 71.00		
TASK												
1	Project Setup and Administration										0	\$ -
1.1	Project Administration	91		4	26	30	61			24	236	\$ 46,762
3	Additional Final Design Services	114	24	49	130	32	390	32	32		803	\$ 139,234
Totals		205	24	53	156	62	451	32	32	24	1039	\$ 185,996

Labor Multiplier: 3.1724

II. Fee Calculation

Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1.1	\$46,762	\$250	\$0	\$0	\$47,012
3	\$139,234	\$700	\$0	\$0	\$139,934
Total	\$185,996	\$950	\$0	\$0	\$186,946

III. Fee Limit

Lump Sum Cost	\$186,946
Allowance ⁴	\$0
Total:	\$186,946

IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for: printing and travel costs
3. Includes 5% percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.



Approvals - gcc

Report • Printed on December 20, 2024

Approved

1/9 Council - Stantec - Cosme Sluice Gates - TO Amend 2

▼ Attachments



Stantec - Cosme Sluice Gates -
[https://stpete1-my.sharepoint.com/:](https://stpete1-my.sharepoint.com/)

▼ Final status: Approved

CT

Step 3: Approved by

Claude Tankersley

12/20/2024 4:03:21 PM

MW

Step 2: Approved by

Margaret B. Wahl

12/20/2024 3:43:47 PM

BP

Step 1: Approved by

Brejesh Prayman

12/20/2024 3:19:12 PM

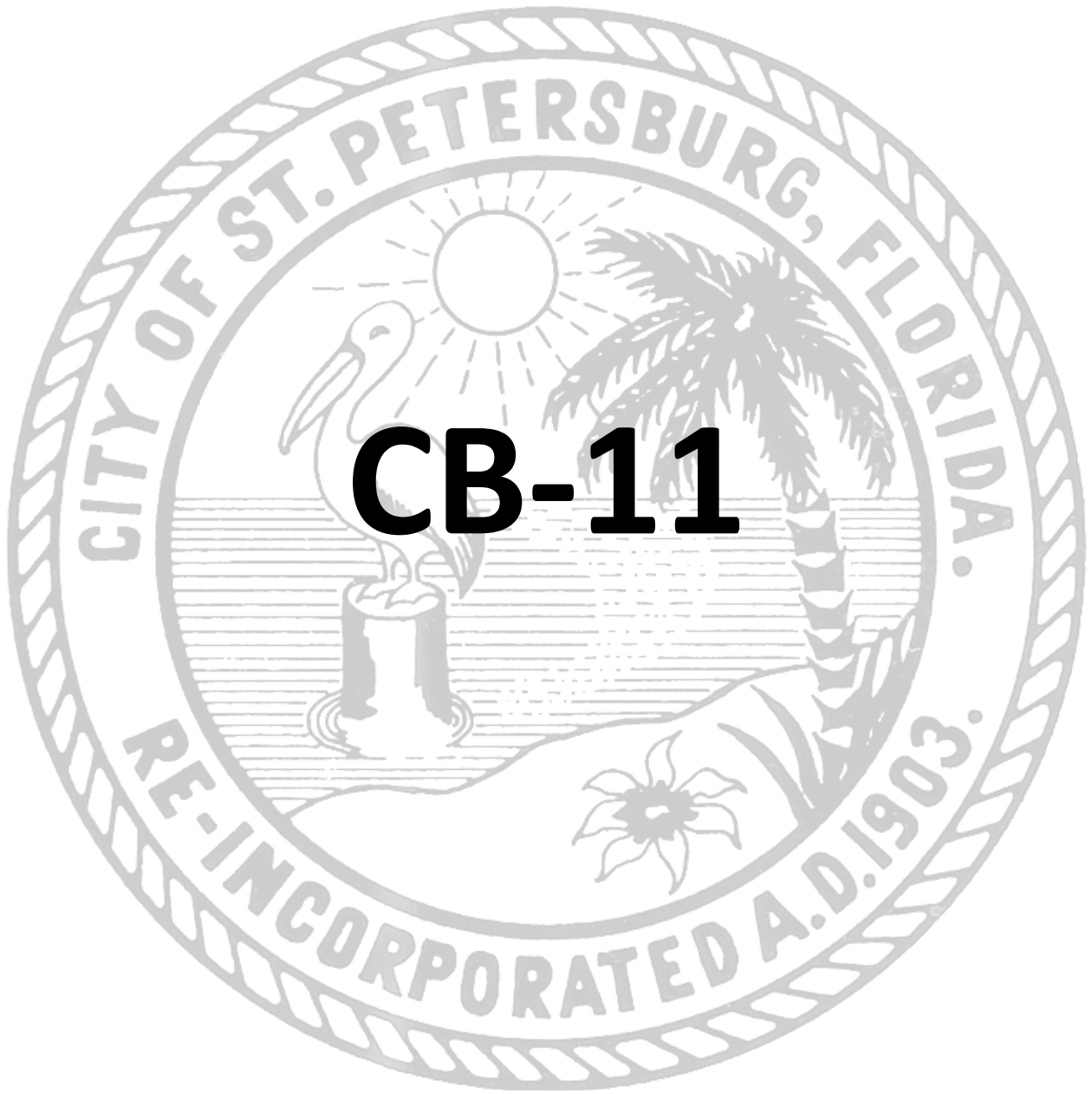
SJ

Requested by

Sarah B. Johnson

12/20/2024 2:35:35 PM

The following page(s) contain the backup material for Agenda Item: A resolution confirming the Mayor's appointment of Paul Carder, Stephanie Zielinski, Lorelle Holloway, Raphael Leiblum, Bridget Bryson, and Patrick Arthur Jackson as members of the Arts Advisory Committee, each to serve a term ending on September 30, 2027; and providing an effective date. Please scroll down to view the backup material.



CB-11



APPROVAL REQUEST for COMMITTEE APPOINTMENT

TO: James Corbett, City Development Administrator
FROM: Celeste Davis, Director, Arts, Culture & Tourism
RE: Arts Advisory Committee Appointments
DATE: November 12, 2024

*Approved (KTW)
2024-12-03*

Summary:

Chapter 5 of the City's Code 1992 Article II provides for an Arts Advisory Committee consisting of 12 members. Currently there are 6 members, including CM Lisset Hanewicz. The vacancies were published and promoted on the City's website and newsletters resulting in 42 resumes reviewed by myself and Committee Chair Erica Sutherlin, who conducted phone and in-person interviews with select candidates. Six were chosen to be added to the Committee.

Recommendation:

Six individuals were selected for their diverse representation of the city in terms of geography, demographics, types of arts backgrounds and quality of experiences that will add to the depth and breadth of existing committee members. Additionally, they bring focus to the Mayor's Pillars for Progress in education, youth, arts and business development.

For the Mayor's approval for appointment are the following, whose resumes are attached:

1. **Paul Carder** – (downtown) background: advertising, marketing, service in several arts and other not-for-profit organizations.
2. **Stephanie Zielinski** – (South St. Pete) background: marketing, communications, and events professional with 10+ years on live TV. Art educator
3. **Lorielle Hollaway** - (South St. Pete) background: literary arts, founder, director
4. **Raphael Leiblum** - (North St. Pete) background: visual artist, educator, arts advocate.
5. **Bridget Bryson** – (midtown) background: curator, artist, communications, collections management
6. **Patrick Arthur Jackson** - (West St. Pete) background: arts education, outreach, program design.

This will change the committee from sourcing members from predominantly North St. Pete to a larger geographic area, as well as increased diversity, broader perspectives, and representation of all art disciplines.

Resolution No. _____

A RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENT OF PAUL CARDER, STEPHANIE ZIELINSKI, LORIELLE HOLLAWAY, RAPHAEL LEIBLUM, BRIDGET BRYSON AND PATRICK ARTHUR JACKSON AS MEMBERS OF THE ARTS ADVISORY COMMITTEE, EACH TO SERVE A TERM ENDING ON SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arts Advisory Committee ("AAC") was created to support and encourage the artistic, cultural, and ethnic activities within the City that will meet the artistic and cultural needs of the community and its varied citizenry; and

WHEREAS, the AAC consists of twelve (12) members appointed by the Mayor and confirmed by City Council for three-year terms beginning on October 1 and ending three years later on September 30 pursuant to City Code Section 5-20(a); and

WHEREAS, the AAC is comprised of one member of the City Council and the remaining members are representatives of the visual arts, the performing arts, cultural, civic and professional organizations and fields who are of recognized public stature with demonstrated capabilities in their fields and are interested in improving the aesthetic quality of life in the City and may include the county's arts representative; and

WHEREAS, the Mayor has appointed Paul Carder, Stephanie Zielinski, Lorielle Hollaway, Raphael Leiblum, Bridget Bryson, and Patrick Arthur Jackson for the remainder of the three-year terms ending on September 30, 2027; and

WHEREAS, Paul Carder is a marketer and serves on several arts boards; and

WHEREAS, Stephanie Zielinski is an arts educator; and

WHEREAS, Lorielle Hollaway is a the founder and director of a literary arts foundation; and

WHEREAS, Raphael Leiblum is an artist and educator; and

WHEREAS, Bridget Bryson is a curator, artist and administrator; and

WHEREAS, Patrick Arthur Jackson is an arts educator and program designer; and

WHEREAS, the Mayor has appointed Paul Carder, Stephanie Zielinski, Loriele Hollaway, Raphael Leiblum, Bridget Bryson, and Patrick Arthur Jackson to the AAC, each to serve a term ending on September 30, 2027; and

WHEREAS, City Council desires to confirm those appointments.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor's appointment of Paul Carder, Stephanie Zielinski, Loriele Hollaway, Raphael Leiblum, Bridget Bryson, and Patrick Arthur Jackson as members of the Arts Advisory Committee, each to serve a term ending on September 30, 2027 is hereby confirmed.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

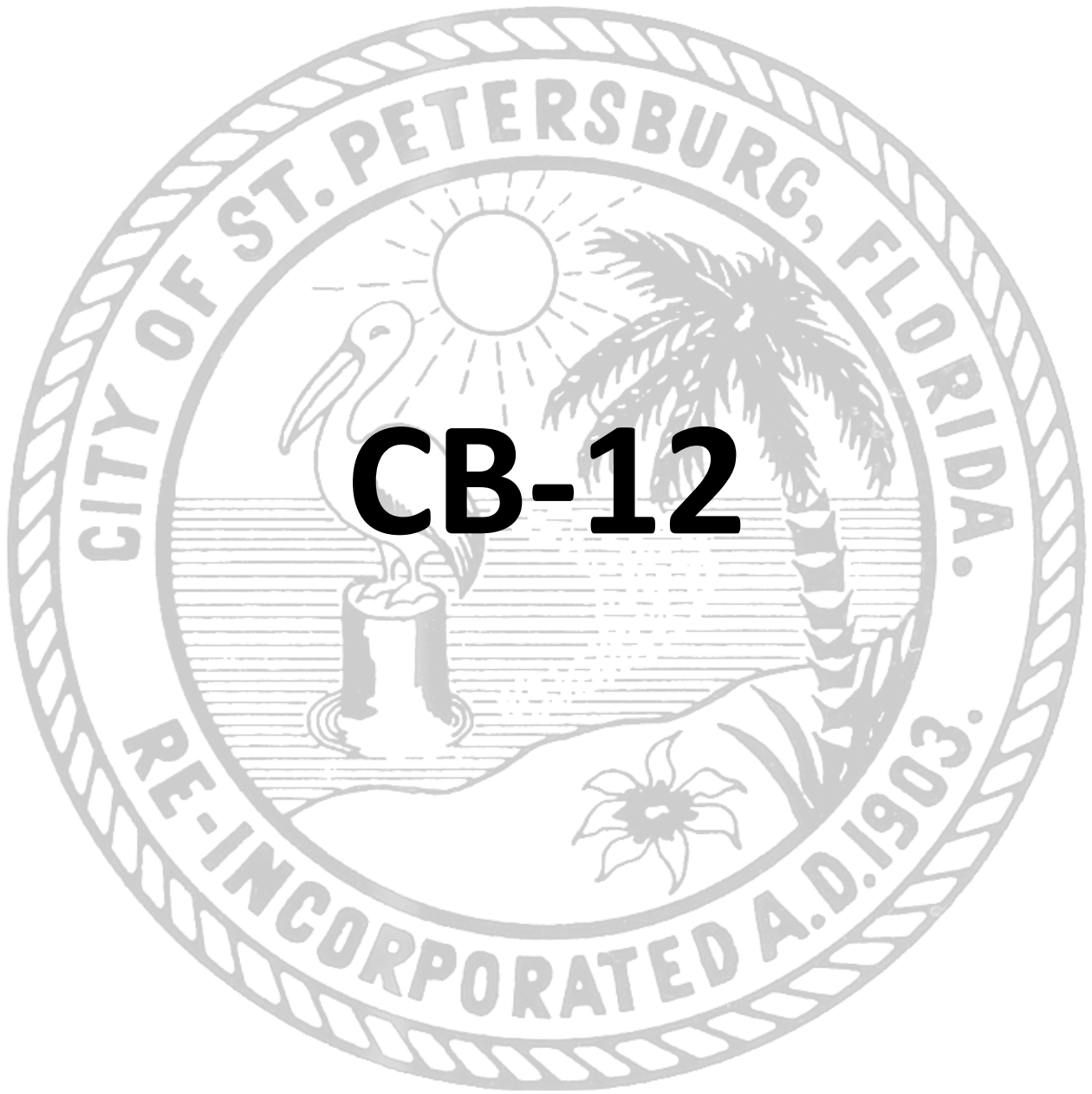


00781027

DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: A resolution approving Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida and Arcadis U.S., Inc.; providing that the payment amount for Task Order #3 shall not exceed \$135,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.



CB-12

ST. PETERSBURG CITY COUNCIL

Consent

Meeting of January 9, 2024

TO: The Honorable Copley Gerdes, Chair, and Members of City Council

SUBJECT: A resolution approving Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida and Arcadis U.S., Inc.; providing that the payment amount for Task Order #3 shall not exceed \$135,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On April 21, 2023, the City of St. Petersburg, Florida and Arcadis U.S., Inc. entered into an agreement to provide professional grant writing services on an as-needed basis. Task Order #3 will provide grant writing assistance for the FEMA Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) grant program. This task order will provide grant writing assistance for up to 15 applications. We currently have five applications in progress for the next grant round.

The Budget and Management Department along with the Procurement and Supply Management Department recommends approval of the task order in an amount not to exceed:

Arcadis U.S., Inc..... \$135,000

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida, and Arcadis U.S., Inc. to provide grant writing assistance for the FEMA Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) grant program in an amount not to exceed \$135,000; and providing an effective date.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Budget and Management Department, Grants Division (250-1787).

Attachments: Task Order
Resolution

Approvals:

Thomas Greene

Administration

Patricia Pena

Budget

RESOLUTION NO. _____

A RESOLUTION APPROVING TASK ORDER #3 TO THE GRANT WRITING AGREEMENT DATED APRIL 21, 2023, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ARCADIS U.S., INC.; PROVIDING THAT THE PAYMENT AMOUNT FOR TASK ORDER #3 SHALL NOT EXCEED \$135,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Administration desires for City Council to approve Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida and Arcadis U.S., Inc. for the procurement of professional grant writing services;

WHEREAS, the payment amount for Task Order #3 shall not exceed \$135,000;
and

WHEREAS, the Budget and Management Department, in cooperation with the Procurement & Supply Management Department recommends approval of this Resolution.

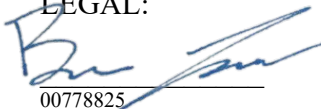
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida Task Order #3 to the grant writing agreement dated April 21, 2023, between the City of St. Petersburg, Florida and Arcadis U.S., Inc. is hereby approved.

BE IT FURTHER RESOLVED that the payment amount for Task Order #3 shall not exceed \$135,000.

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

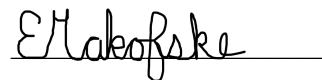
This Resolution shall become effective immediately upon its adoption.

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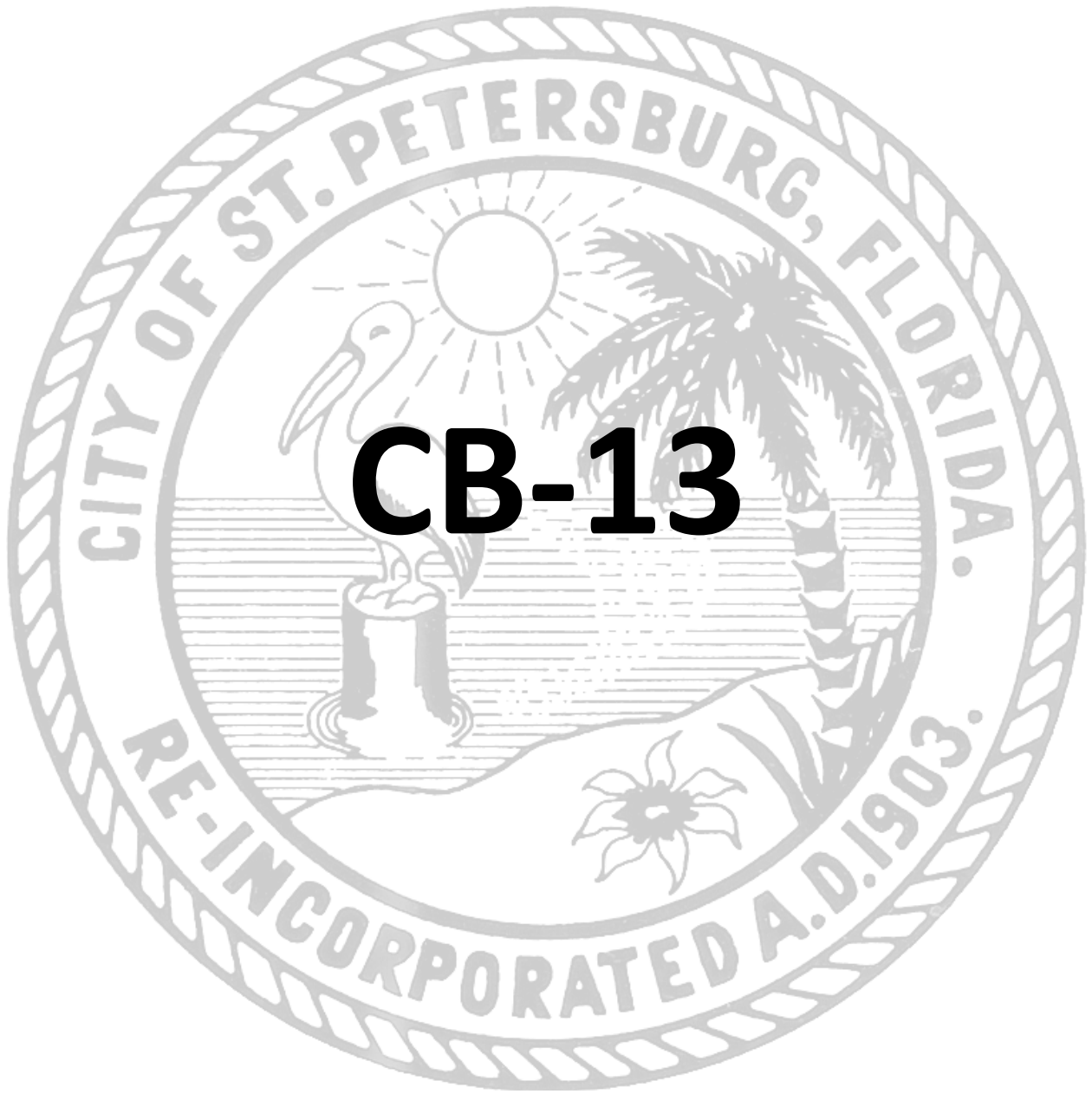


00778825

DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: City Council 2025 Calendar Setting
Please scroll down to view the backup material.



CB-13

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of January 9, 2025

TO: City Council Chair & Members of the City Council

FROM: Jayne Ohlman, City Council Administrative Officer

SUBJECT: City Council 2025 Calendar Setting

ATTACHMENTS: City Council Calendar, February 2025 – January 2026

February 3, 2025 - February 9, 2025

February 2025						
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30	31					

Monday, February 3

Tuesday, February 4

Wednesday, February 5

Thursday, February 6

 **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings**
(City Council Chambers)

Friday, February 7

Saturday, February 8

Sunday, February 9

February 10, 2025 - February 16, 2025

February 2025						
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March 2025						
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30	31					

Monday, February 10

Tuesday, February 11

Wednesday, February 12

Thursday, February 13

- **8:30am - 9:45am HLUT** (Room 100)
- **9:55am - 11:10am PSI** (Room 100)
- **11:20am - 12:35pm BFT - 1st Quarter Financial Reports** (Room 100)
- **3:00pm - 5:30pm City Council Meeting** (City Council Chambers)

Friday, February 14

Saturday, February 15

Sunday, February 16

February 17, 2025 - February 23, 2025

February 2025

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March 2025

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30	31					

Monday, February 17

Presidents' Day

Tuesday, February 18

Wednesday, February 19

Thursday, February 20

9:00am - 10:15am YFS (Room 100)

10:30am - 11:45am LAIR - Federal Agenda Approval (Room 100)

1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings
(City Council Chambers)

Friday, February 21

Saturday, February 22

Sunday, February 23

February 24, 2025 - March 2, 2025

February 2025

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March 2025

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30	31					

Monday, February 24

Tuesday, February 25

Wednesday, February 26

Thursday, February 27

- Grand Prix Flag Raising and Media Luncheon** (St. Petersburg)
- 8:30am - 9:45am EWD** (Room 100)
- 10:00am - 10:30am Grand Prix Flag Raising** (City Hall Flag Pole)
- 11:00am - 12:30pm Grand Prix Green Flag Media Luncheon** (St. Petersburg Yacht Club (11 Central Ave, St Petersburg, FL 33701))
- 1:30pm - 2:45pm BFT** (Room 100)
- 3:00pm - 5:00pm COW** (Room 100)

Friday, February 28

12:00am St. Petersburg Grand Prix (Downtown St. Petersburg) →

Saturday, March 1

← **St. Petersburg Grand Prix** (Downtown St. Petersburg) →

Sunday, March 2

← **12:00am St. Petersburg Grand Prix** (Downtown St. Petersburg)

March 3, 2025 - March 9, 2025

March 2025							April 2025						
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, March 3

Tuesday, March 4

2025 Legislative Session Begins

Wednesday, March 5

Thursday, March 6

9:00am - 10:15am HLUT (Room 100)

10:30am - 11:45am PSI (Room 100)

1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings
(City Council Chambers)

Friday, March 7

Saturday, March 8

Sunday, March 9

March 10, 2025 - March 16, 2025

March 2025							April 2025						
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, March 10

12:00am National League of Cities: Congressional City Conference (Washington, DC) →

Tuesday, March 11

← National League of Cities: Congressional City Conference (Washington, DC) →

Wednesday, March 12

← 12:00am National League of Cities: Congressional City Conference (Washington, DC)

Thursday, March 13

- 1:00pm - 2:15pm BFT - Property Insurance Renewal** (Room 100)
- 2:30pm - 5:00pm COW** (Room 100)

Friday, March 14

Saturday, March 15

Sunday, March 16

March 17, 2025 - March 23, 2025

March 2025							April 2025						
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, March 17

12:00am Council Spring Break →

Tuesday, March 18

← Council Spring Break →

Wednesday, March 19

← Council Spring Break →

Thursday, March 20

← Council Spring Break →

Friday, March 21

← 12:00am Council Spring Break

Saturday, March 22

Sunday, March 23

March 24, 2025 - March 30, 2025

March 2025							April 2025						
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2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, March 24

Tuesday, March 25

Wednesday, March 26

Thursday, March 27

- **8:30am - 9:45am HERS** (Room 100)
- **9:55am - 11:10am LAIR - Mid-Session Update/NLC DC Trip Recap** (Room 100)
- **11:20am - 12:35pm BFT - FY 2024 External Audit Report** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

Friday, March 28

Rays Opening Day

Saturday, March 29

Sunday, March 30

March 31, 2025 - April 6, 2025

March 2025							April 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, March 31

Tuesday, April 1

Wednesday, April 2

Thursday, April 3

 **9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, April 4

Saturday, April 5

Sunday, April 6

April 7, 2025 - April 13, 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Monday, April 7

Tuesday, April 8

Wednesday, April 9

Thursday, April 10

- **8:30am - 9:45am HLUT** (Room 100)
- **9:55am - 11:10am PSI** (Room 100)
- **11:20am - 12:35pm BFT** (Room 100)
- **3:00pm - 5:30pm City Council Meeting** (City Council Chambers)

Friday, April 11

Saturday, April 12

Sunday, April 13

April 14, 2025 - April 20, 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31


Monday, April 14

 6:00pm - 7:30pm FY 2026 Budget Open House (City Council Chambers)

Tuesday, April 15

Wednesday, April 16

Thursday, April 17

 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)

Friday, April 18

Saturday, April 19

Sunday, April 20

April 21, 2025 - April 27, 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Monday, April 21

Tuesday, April 22

Wednesday, April 23

Thursday, April 24

- 9:00am - 10:15am EWD (Room 100)
- 10:30am - 11:45am BFT (Room 100)
- 1:30pm - 4:30pm COW - FY 2026 CIP Budget (Room 100)

Friday, April 25

Saturday, April 26

Sunday, April 27

April 28, 2025 - May 4, 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Monday, April 28

Tuesday, April 29

Wednesday, April 30

Thursday, May 1

 **9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, May 2

2025 Legislative Session Ends

Saturday, May 3

Sunday, May 4

May 5, 2025 - May 11, 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

Monday, May 5

Tuesday, May 6

9:00am - 5:00pm COW - FY 2026 Operating Budget (Room 100)

Wednesday, May 7

8:00am - 9:00am St. Petersburg Police Department Annual Memorial Service (Demens Landing Park (Bayshore Dr & 2nd Ave S, St Petersburg, FL 33701))

Thursday, May 8

8:30am - 9:45am HLUT (Room 100)

9:55am - 11:10am PSI (Room 100)

11:20am - 12:35pm BFT - 2nd Quarter Financial Reports (Room 100)

3:00pm - 5:30pm City Council Meeting (City Council Chambers)

Friday, May 9

Saturday, May 10

Sunday, May 11

May 12, 2025 - May 18, 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

Monday, May 12

Tuesday, May 13

Wednesday, May 14

Thursday, May 15

- **9:00am - 10:15am YFS** (Room 100)
- **10:30am - 11:45am HERS** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings**
(City Council Chambers)

Friday, May 16

- **8:30am - 12:00pm Consolidated Plan Application Review Committee** (Room 100)

Saturday, May 17

Sunday, May 18

May 19, 2025 - May 25, 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

Monday, May 19

Tuesday, May 20

Wednesday, May 21

Thursday, May 22

No Council Meetings

Friday, May 23

Saturday, May 24

Sunday, May 25

May 26, 2025 - June 1, 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

Monday, May 26

Memorial Day

Tuesday, May 27

Wednesday, May 28

Thursday, May 29

- 8:30am - 9:45am EWD (Room 100)
- 9:55am - 11:10am LAIR - Post Session Recap & State Delegation Update (Room 100)
- 11:20am - 12:35pm BFT (Room 100)
- 2:30pm - 4:30pm COW (Room 100)

Friday, May 30

Saturday, May 31

Sunday, June 1

June 2, 2025 - June 8, 2025

June 2025							July 2025							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
	1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12	
15	16	17	18	19	20	21	13	14	15	16	17	18	19	
22	23	24	25	26	27	28	20	21	22	23	24	25	26	
29	30						27	28	29	30	31			

Monday, June 2

Tuesday, June 3

Wednesday, June 4

Thursday, June 5

- Pride Month Flag Raising (Tentative)**
- 9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, June 6

Saturday, June 7

Sunday, June 8

June 9, 2025 - June 15, 2025

June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

Monday, June 9

Tuesday, June 10

Wednesday, June 11

Thursday, June 12

- **8:30am - 9:45am HLUT** (Room 100)
- **9:55am - 11:10am PSI** (Room 100)
- **11:20am - 12:35pm BFT - FY 2026 Utility Rates (Meeting #1)** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

Friday, June 13

12:00am Council Summer Break →

Saturday, June 14

< Council Summer Break →

Sunday, June 15

< Council Summer Break →

June 16, 2025 - June 22, 2025

June 2025

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Monday, June 16

< Council Summer Break >

Tuesday, June 17

< Council Summer Break >

Wednesday, June 18

< Council Summer Break >

Thursday, June 19

< Council Summer Break >

Juneteenth

Friday, June 20

< Council Summer Break >

Saturday, June 21

< Council Summer Break >

Sunday, June 22

< Council Summer Break >

June 23, 2025 - June 29, 2025

June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

Monday, June 23

< Council Summer Break >

Tuesday, June 24

< Council Summer Break >

Wednesday, June 25

< Council Summer Break >

Thursday, June 26

< Council Summer Break >

Friday, June 27

< Council Summer Break >

Saturday, June 28

< Council Summer Break >

St. Pete Pride Parade

Sunday, June 29

< Council Summer Break >

June 30, 2025 - July 6, 2025

June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

Monday, June 30

< Council Summer Break >

Tuesday, July 1

< Council Summer Break >

Wednesday, July 2

< Council Summer Break >

Thursday, July 3

< Council Summer Break >

Friday, July 4

< Council Summer Break >

Independence Day

Saturday, July 5

< Council Summer Break >

Sunday, July 6

< 12:00am Council Summer Break >

July 7, 2025 - July 13, 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

<p>Monday, July 7</p>	<p>Tuesday, July 8</p>
<p>Wednesday, July 9</p>	<p>Thursday, July 10</p> <ul style="list-style-type: none"> ■ 8:30am - 9:45am HLUT (Room 100) ■ 9:55am - 11:10am PSI (Room 100) ■ 11:20am - 12:35pm BFT - FY 2026 Utility Rates (Meeting #2) (Room 100) ■ 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)
<p>Friday, July 11</p>	<p>Saturday, July 12</p> <hr/> <p>Sunday, July 13</p>

July 14, 2025 - July 20, 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

Monday, July 14

Tuesday, July 15

Mayor's Recommended Budget Due

Wednesday, July 16

Thursday, July 17

11:00am - 12:15pm HERS (Room 100)

1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings
(Set Tentative Millage Rate) (City Council Chambers)

Friday, July 18

Saturday, July 19

Sunday, July 20

July 21, 2025 - July 27, 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

<p>Monday, July 21</p>	<p>Tuesday, July 22</p>
<p>Wednesday, July 23</p>	<p>Thursday, July 24</p> <ul style="list-style-type: none"> ■ 9:00am - 10:15am EWD (Room 100) ■ 10:30am - 11:45am BFT (Room 100) ■ 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)
<p>Friday, July 25</p>	<p>Saturday, July 26</p> <hr/> <p>Sunday, July 27</p>

July 28, 2025 - August 3, 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

Monday, July 28

12:00am St. Pete Chamber's Thinking Outside the 'Burg Trip (TBD) →

Tuesday, July 29

← St. Pete Chamber's Thinking Outside the 'Burg Trip (TBD) →

Wednesday, July 30

← 12:00am St. Pete Chamber's Thinking Outside the 'Burg Trip (TBD)

Thursday, July 31

9:30am - 12:00pm COW - FY 2026 Recommended Budget (Room 100)

Friday, August 1

Saturday, August 2

Sunday, August 3

August 4, 2025 - August 10, 2025

August 2025						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Monday, August 4

Tuesday, August 5

Wednesday, August 6

Thursday, August 7

 **9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, August 8

Saturday, August 9

Sunday, August 10

August 11, 2025 - August 17, 2025

August 2025							September 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Monday, August 11

Tuesday, August 12

Wednesday, August 13

Thursday, August 14

- 12:00am Florida League of Cities - Annual Conference (Orlando) →
- FY 2026 Utility Rates - 1st Reading
- 8:30am - 9:45am HLUT (Room 100)
- 9:55am - 11:10am PSI (Room 100)
- 11:20am - 12:35pm BFT - 3rd Quarter Financial Reports & Annual Review of City Fiscal and Investment Policies (Room 100)
- 3:00pm - 5:30pm City Council Meeting (FY 2026 Utility Rates 1st Reading) (City Council Chambers)

Friday, August 15

- < Florida League of Cities - Annual Conference (Orlando) →
(Orlando, FL)

Saturday, August 16

- < 12:00am Florida League of Cities - Annual Conference (Orlando)

Sunday, August 17

August 18, 2025 - August 24, 2025

August 2025							September 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Monday, August 18

Tuesday, August 19

Wednesday, August 20

Thursday, August 21

- **9:30am - 10:45am YFS** (Room 100)
- **11:00am - 12:15pm LAIR - Federal Delegation Update** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings**
(City Council Chambers)

Friday, August 22

Saturday, August 23

Sunday, August 24

August 25, 2025 - August 31, 2025

August 2025						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Monday, August 25

Tuesday, August 26

Wednesday, August 27

Thursday, August 28

- 9:30am - 10:45am EWD (Room 100)
- 11:00am - 12:15pm BFT (Room 100)
- 1:30pm - 3:30pm COW (Room 100)

Friday, August 29

Saturday, August 30

Sunday, August 31

September 1, 2025 - September 7, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Monday, September 1

Labor Day

Tuesday, September 2

Wednesday, September 3

Thursday, September 4

FY 2026 Utility Rates Public Hearing

1:30pm - 7:00pm City Council Meeting / FY 2026 Utility Rates Public Hearing / 5:01 PM Public Hearings (City Council Chambers)

Friday, September 5

Saturday, September 6

Sunday, September 7

September 8, 2025 - September 14, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Monday, September 8

Tuesday, September 9

Wednesday, September 10

Thursday, September 11

- FY 2026 Budget - 1st Public Hearing**
- 8:30am - 9:45am HLUT** (Room 100)
- 9:55am - 11:10am PSI** (Room 100)
- 11:20am - 12:35pm BFT** (Room 100)
- 3:00pm - 7:00pm City Council Meeting / 6:00 PM 1st Budget Public Hearing** (City Council Chambers)

Friday, September 12

Saturday, September 13

Sunday, September 14

September 15, 2025 - September 21, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Monday, September 15

Tuesday, September 16

Wednesday, September 17

Thursday, September 18

- 8:30am - 9:45am HERS (Room 100)
- 10:00am - 12:00pm COW (Room 100)

Friday, September 19

Saturday, September 20

Sunday, September 21

September 22, 2025 - September 28, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Monday, September 22

Tuesday, September 23

Wednesday, September 24

Thursday, September 25

- FY 2026 Budget - 2nd Public Hearing**
- 9:00am - 10:15am EWD** (Room 100)
- 10:30am - 11:45am BFT** (Room 100)
- 3:00pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings / 6:00 PM 2nd Budget Public Hearing** (City Council Chambers)

Friday, September 26

Saturday, September 27

Sunday, September 28

September 29, 2025 - October 5, 2025

September 2025

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October 2025

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Monday, September 29

Tuesday, September 30

Wednesday, October 1

Thursday, October 2

 **9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, October 3

Saturday, October 4

Sunday, October 5

October 6, 2025 - October 12, 2025

October 2025						
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Monday, October 6

Tuesday, October 7

Wednesday, October 8

Thursday, October 9

- **8:30am - 9:45am HLUT** (Room 100)
- **9:55am - 11:10am PSI** (Room 100)
- **11:20am - 12:35pm BFT - FY 2026 Management Evaluation Discussion** (Room 100)
- **3:00pm - 5:30pm City Council Meeting** (City Council Chambers)

Friday, October 10

Saturday, October 11

Sunday, October 12

October 13, 2025 - October 19, 2025

October 2025						
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Monday, October 13

Tuesday, October 14

Wednesday, October 15

Thursday, October 16

- **11:00am - 12:15pm LAIR - State Legislative Agenda Review #1**
(Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings**
(City Council Chambers)

Friday, October 17

Saturday, October 18

Sunday, October 19

October 20, 2025 - October 26, 2025

October 2025						
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Monday, October 20

Tuesday, October 21

Wednesday, October 22

Thursday, October 23

■ 10:30am - 11:45am BFT (Room 100)

■ 1:30pm - 3:30pm COW (Room 100)

Friday, October 24

Saturday, October 25

Sunday, October 26

October 27, 2025 - November 2, 2025

October 2025						
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Monday, October 27

Tuesday, October 28

Wednesday, October 29

Thursday, October 30

No Council Meetings

Friday, October 31

Saturday, November 1

Sunday, November 2

November 3, 2025 - November 9, 2025

November 2025							December 2025						
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Monday, November 3

Tuesday, November 4

Election Day (United States)

Wednesday, November 5

Thursday, November 6

- 9:00am - 10:15am BFT - 4th Quarter Financial Reports & Budget Clean-Up (Room 100)
- 10:30am - 11:45am PSI (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)

Friday, November 7

Saturday, November 8

Sunday, November 9

November 10, 2025 - November 16, 2025

November 2025							December 2025						
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Monday, November 10

Tuesday, November 11

Veteran's Day

Wednesday, November 12

Thursday, November 13

- 9:00am - 10:15am YFS** (Room 100)
- 10:30am - 11:45am LAIR - State Legislative Agenda Review #2 / Federal Agenda Review #1** (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

Friday, November 14

Saturday, November 15

Sunday, November 16

November 17, 2025 - November 23, 2025

November 2025						
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December 2025						
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Monday, November 17

Tuesday, November 18

Wednesday, November 19

12:00am National League of Cities (NLC) 2025 City Summit - Salt Lake City, Utah (Salt Lake City, Utah)

Thursday, November 20

12:00am National League of Cities (NLC) 2025 City Summit - Salt Lake City, Utah (Salt Lake City, Utah)

Friday, November 21

12:00am National League of Cities (NLC) 2025 City Summit - Salt Lake City, Utah (Salt Lake City, Utah)

Saturday, November 22

12:00am National League of Cities (NLC) 2025 City Summit - Salt Lake City, Utah (Salt Lake City, Utah)

Sunday, November 23

November 24, 2025 - November 30, 2025

November 2025						
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December 2025						
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Monday, November 24

5:00pm - 6:00pm City Council Meeting / 5:01 PM Budget Clean-Up
Public Hearing Only (City Council Chambers)

Tuesday, November 25

Wednesday, November 26

Thursday, November 27

Thanksgiving Day

Friday, November 28

Day After Thanksgiving

Saturday, November 29

Sunday, November 30

December 1, 2025 - December 7, 2025

December 2025

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January 2026

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Monday, December 1

Tuesday, December 2

Wednesday, December 3

Thursday, December 4

- 9:00am - 10:15am HLUT (Room 100)
- 10:30am - 11:45am EWD (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)

Friday, December 5

Saturday, December 6

Sunday, December 7

December 8, 2025 - December 14, 2025

December 2025							January 2026						
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Monday, December 8

Tuesday, December 9

Wednesday, December 10

Thursday, December 11

- **8:30am - 9:45am BFT - 2026 Health Insurance Renewal/Status Update on Current Year Health Plan** (Room 100)
- **10:00am - 12:00pm COW - 2026 Council Calendar / Chair & Vice-Chair Selections** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

Friday, December 12

12:00am Council Holiday Break →

Saturday, December 13

< Council Holiday Break →

Sunday, December 14

< Council Holiday Break →

December 15, 2025 - December 21, 2025

December 2025

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January 2026

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Monday, December 15

< Council Holiday Break >

Tuesday, December 16

< Council Holiday Break >

Wednesday, December 17

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Thursday, December 18

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Friday, December 19

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Saturday, December 20

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Sunday, December 21

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December 22, 2025 - December 28, 2025

December 2025

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January 2026

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Monday, December 22

< Council Holiday Break >

Tuesday, December 23

< Council Holiday Break >

Wednesday, December 24

< Council Holiday Break >

Thursday, December 25

< Council Holiday Break >

Christmas Day

Friday, December 26

< Council Holiday Break >

Saturday, December 27

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Sunday, December 28

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December 29, 2025 - January 4, 2026

December 2025

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January 2026

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Monday, December 29

< Council Holiday Break >

Tuesday, December 30

< Council Holiday Break >

Wednesday, December 31

< Council Holiday Break >

New Year's Eve

Thursday, January 1

< Council Holiday Break >

New Year's Day

Friday, January 2

< Council Holiday Break >

Saturday, January 3

< Council Holiday Break >

Sunday, January 4

< 12:00am Council Holiday Break >

January 5, 2026 - January 11, 2026

January 2026						
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February 2026						
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Monday, January 5

Tuesday, January 6

Wednesday, January 7

Thursday, January 8

 **9:00am - 4:00pm City Council Meeting / 9:30 AM Public Hearings**
(City Council Chambers)

Friday, January 9

Saturday, January 10

Sunday, January 11

January 12, 2026 - January 18, 2026

January 2026						
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February 2026						
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Monday, January 12

Tuesday, January 13

Wednesday, January 14

Thursday, January 15

- 8:30am - 9:45am HLUT (Room 100)
- 9:55am - 11:10am PSI (Room 100)
- 11:20am - 12:35pm BFT (Room 100)
- 3:00pm - 5:30pm City Council Meeting (City Council Chambers)

Friday, January 16

Saturday, January 17

Sunday, January 18

January 19, 2026 - January 25, 2026

January 2026						
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February 2026						
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Monday, January 19

Martin Luther King Day

Tuesday, January 20

Wednesday, January 21

Thursday, January 22

9:00am - 10:15am HERS (Room 100)

10:30am - 11:45am EWD (Room 100)

1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings
(City Council Chambers)

Friday, January 23

Saturday, January 24

Sunday, January 25

January 26, 2026 - February 1, 2026

January 2026						
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February 2026						
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Monday, January 26

Tuesday, January 27

Wednesday, January 28

Thursday, January 29

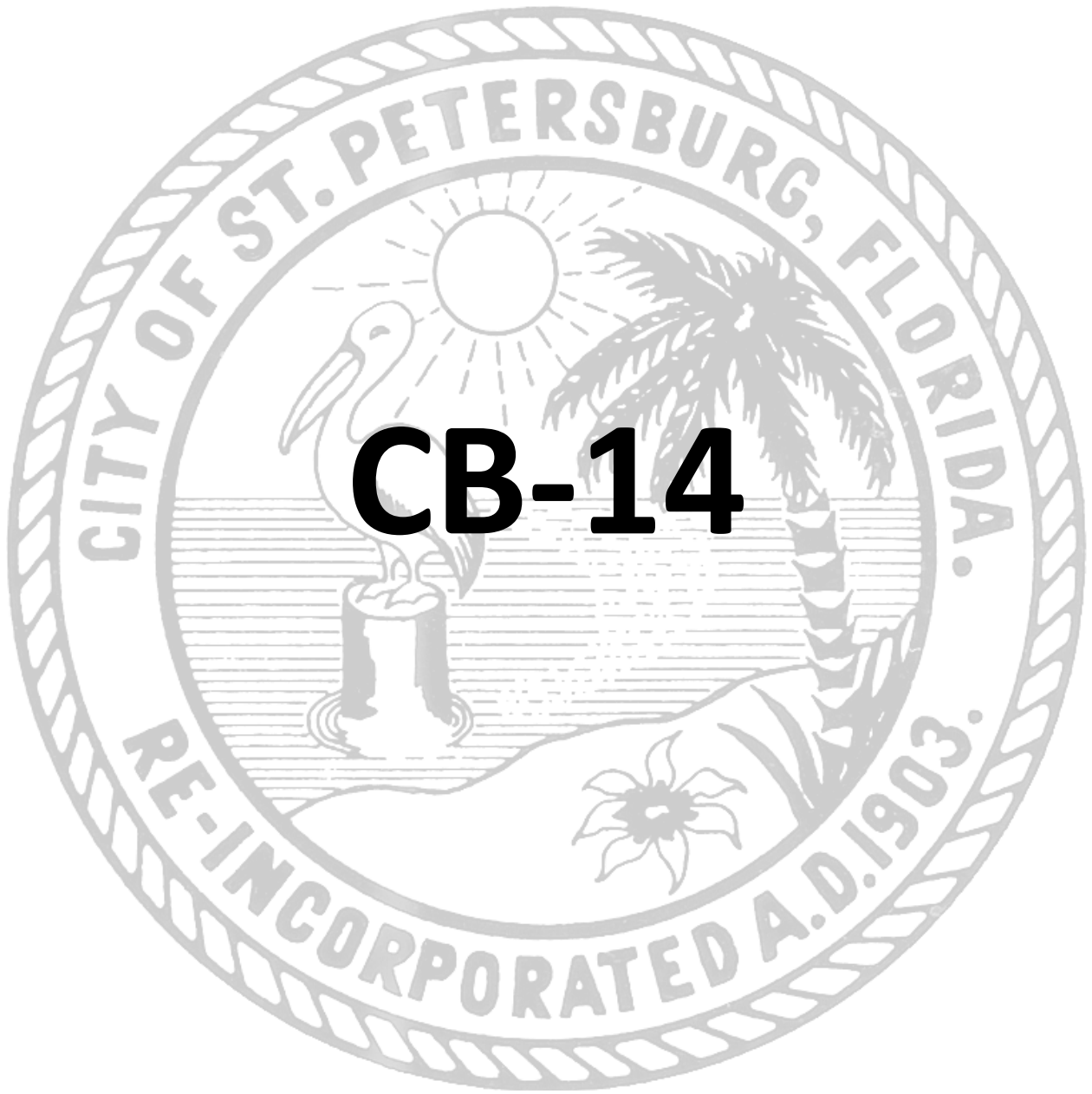
- **9:00am - 10:15am LAIR - Mid-Session Update / Federal Agenda Review #2** (Room 100)
- **10:30am - 11:45am BFT** (Room 100)
- **1:30pm - 3:30pm COW - City Council FY 2027 Budget Priorities** (Room 100)

Friday, January 30

Saturday, January 31

Sunday, February 1

The following page(s) contain the backup material for Agenda Item: Housing, Land Use, & Transportation Committee Meeting Minutes (November 7, 2024)
Please scroll down to view the backup material.



CB-14

City of St. Petersburg
Housing, Land Use, & Transportation Committee
November 7, 2024
Minutes

Members: Committee Chair Brandi Gabbard, Committee Vice-Chair John Muhammad, Council Member Richie Floyd and Council Member Copley Gerdes

Staff: Tom Greene, Assistant City Administrator, James Corbett, City Development Administrator, Heather Judd, Assistant City Attorney, Liz Abernethy, Planning and Development Director, Hannah Rebholz, Floodplain Manager, Don Tyre, Building Official, Angela Phillips, Deputy Building Official, Joe Waugh, Codes Compliance Director.

Alternate: Council Member Gina Driscoll

Support Staff: Bryan Casañas-Scarsella – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda—CM Floyd moved approval; all voted unanimously.

3) Approval of the September 12, 2024 Minutes CM Floyd moved approval; all voted unanimously.

4) New Business – November 7, 2024

- a) Discussion on the post-storm permitting process as it relates to substantial improvements and regulations set forth by the City’s Land Development Regulations, the Florida Building Code, and FEMA (CM Gabbard).

Committee Chair Gabbard introduced the item and explained the need to address constituent concerns stemming from the recent storm damage, particularly given the significant rebuilding required across the city. She noted the confusion among residents regarding compliance with City land development rules, the Florida Building Code, and FEMA regulations. She emphasized the importance of the committee’s role in clarifying these processes and preparing to assist constituents effectively. She then introduced Liz Abernethy, Director of Planning and Development, and Hannah Rebholz, Floodplain Manager, and thanked them for joining the meeting to provide clarity on these pressing issues.

Ms. Abernethy expressed gratitude for the opportunity to engage directly with the committee on these issues, recognizing the urgency created by the rapid pace of recovery efforts and the influx of questions from residents. She commended Ms. Rebholz for her leadership as Floodplain Manager and highlighted the contributions of Don Tyre, the City’s Building Official, and Angie Phillips, the Deputy Building Official, who were present to provide technical expertise. Ms. Abernethy explained that the purpose of the presentation was to give an overview of the permitting program, offer updates, and gather feedback from the committee to ensure continued coordination throughout the recovery process.

Ms. Rebholz began her presentation by addressing FEMA's regulations and the City's adoption of the 49 percent rule. She explained that FEMA requires compliance with a 50 percent rule under the National Flood Insurance Program to ensure safety and promote adherence to modern standards. The City, however, chose to adopt a stricter 49 percent rule within its local floodplain ordinance. This decision, she noted, not only enhances safety but also provides the City with significant points in the Community Rating System (CRS), which ultimately benefits the community. Ms. Rebholz clarified that this rule applies consistently, regardless of whether the improvements are voluntary, such as renovations, or involuntary, such as repairs following storm damage.

To address common questions, Ms. Rebholz explained the distinction between substantial improvement and substantial damage. Substantial improvement refers to planned upgrades or renovations initiated by the homeowner, she explained, while substantial damage relates to the unavoidable impact of events like storms. In either case, if the cost of repairs or improvements exceeds 49 percent of the property's pre-damage market value, the structure must be brought into compliance with current standards. She emphasized that the market value is determined using the Property Appraiser's valuation, although homeowners may also submit appraisals to provide a more accurate reflection of their home's pre-storm value.

At this point, Committee Chair Gabbard interjected to clarify a key concern that had caused confusion among constituents. Residents had been informed that they could hire appraisers to assess the value of their homes based on their pre-storm condition. Committee Chair Gabbard sought confirmation that such appraisals were acceptable, provided they accurately reflected the property's pre-damage state. Ms. Phillips affirmed this, explaining that while appraisals conducted after the storm are acceptable, they must be supported by documentation such as photos or receipts to verify the home's condition prior to the damage. Ms. Phillips elaborated, noting that certified appraisers typically require this documentation as part of their reports to substantiate the valuation.

The conversation then turned to the relationship between these appraisals and the assessed value of properties for tax purposes. Council Members Gerdes and Floyd raised questions about whether submitting a pre-storm appraisal for permitting would affect a property's tax assessments. Committee Chair Gabbard, drawing on information shared during a recent meeting with Pinellas County Property Appraiser Mike Twitty, reassured the committee that these appraisals would not alter assessed values for tax purposes. She added that Mr. Twitty's office is actively exploring other ways to address valuation concerns without negatively impacting homeowners' tax liabilities.

As the discussion unfolded, the committee delved further into the practicalities and challenges associated with the permitting process. Ms. Rebholz continued her presentation by addressing the specifics of what is included in the 49 percent valuation threshold. She explained that the threshold encompasses most items physically attached to the home, such as cabinets, countertops, fixtures, hardwired appliances, flooring, trim, and finishes. Using an illustrative metaphor, she described that if a home were turned upside down and items fell out, those items would not be included in the calculation. Notably, permitting fees, and exterior elements like fencing and irrigation are excluded. She also emphasized that debris removal, a current concern post-storm, does not factor into the 49 percent rule.

Committee Chair Gabbard interjected with a question about how labor is handled, particularly for homeowners performing their own work. Ms. Rebholz explained that while homeowners can perform labor themselves, the City applies minimum values established by the International Code Council (ICC) to ensure consistency. If homeowners are unsure of those values, they can consult a plan reviewer for up-to-date information.

Ms. Phillips elaborated on this point, highlighting the challenge of assessing labor when homeowners use donated materials, assistance from neighbors, or leftover supplies. She noted that many homeowners undervalue their labor and material costs, sometimes estimating them far below the ICC minimum standards. Ms. Phillips clarified that the ICC values, which are updated biennially, are used as a baseline to ensure fairness and to reflect the inherent value of both materials and labor. She also explained that the permitting process involves walking homeowners through these calculations to help them understand the true value of their projects.

Ms. Abernethy interjected to acknowledge the additional slides covering related topics and transitioned back to Ms. Rebholz, who introduced an application type called the Post-Disaster Emergency Permit (PDEP). She explained that this permit was designed to prioritize post-storm repairs and track compliance with damage assessments and make them a priority. Ms. Abernethy commended Ms. Rebholz and the team for preparing this system before the storm, ensuring it was ready to implement immediately after the event.

Ms. Rebholz emphasized that the PDEP was not a reactive measure but rather a preplanned system developed through prior audits and practice. She noted that the City was currently enforcing permitting more stringently than ever before to ensure compliance. The PDEP system simplifies the application process for homeowners unfamiliar with permitting, reducing required documentation to a minimum. A complete application packet example was provided to Council Members included an application, an owner-contractor disclosure form, a scope of work form, a floor plan with dimensions, and a notice of commencement for projects exceeding \$7,500, which is recorded with the Clerk of Court. Ms. Phillips added that homeowners could use the property appraiser's records to create simple floor plans if they lacked the skills to draw them independently.

Ms. Rebholz explained that during plan review, if a project reaches 25 percent of the structure's value, the City requires a Substantial Damage and Substantial Improvement Packet. This form serves as a breakdown of labor and material costs for homeowners who do not provide detailed contractor estimates. Even when a contractor's estimate is provided, homeowners must still complete the City's form, as it is a requirement for FEMA audits and aligns with the City's ordinance. Ms. Phillips clarified that this process ensures all data is documented for FEMA and state reviews, adding a layer of checks and balances.

CM Floyd raised a question about the scope of the 49 percent rule, seeking clarification on whether it applies universally or only to properties within specific zones. Ms. Rebholz explained that the 49 percent rule applies exclusively to structures located in the FEMA-designated Special Flood Hazard Area (SFHA) as outlined in the City's floodplain management ordinances. She emphasized that the City regulates only FEMA floodplains, not stormwater floodplains, which might contribute to some confusion. Ms. Phillips reiterated that the rule applies solely to structures in floodplains proposing improvements that exceed 25 percent of the structure's value.

The conversation then shifted to the contingency built into the permitting process. Ms. Rebholz explained that a five percent contingency is included in the substantial damage and improvement calculations to account for field changes or unforeseen circumstances during construction. Committee Chair Gabbard raised concerns that including this contingency could push homeowners close to the 49 percent threshold over the limit. Ms. Phillips clarified that while the contingency is strongly recommended, it is optional, and homeowners can omit it to remain under the threshold. However, she cautioned against omitting it, as unexpected costs often arise during repairs.

Committee Chair Gabbard then questioned how the City verifies actual spending on projects and enforces compliance with the 49 percent rule. Ms. Phillips explained that the City does not typically audit completed work unless a revision is requested to alter the scope. Inspections during the construction process play a critical role in identifying unpermitted or out-of-scope work. Inspectors review the approved scope before visiting the site and flag any discrepancies, prompting a hold on the permit until the homeowner submits revisions.

CM Gerdes posed a hypothetical scenario where a homeowner exceeds the 49 percent threshold due to unplanned work, such as adding a bathroom. Ms. Rebholz explained that in such cases, homeowners must revise their scope of work or physically remove the addition to comply. Alternatively, homeowners could elevate the structure to meet compliance standards. For completed work already exceeding the threshold, homeowners might be required to provide an updated appraisal reflecting pre-improvement values, potentially giving them additional leeway.

James Corbett, City Development Administrator, joined the discussion to underscore the importance of including the 5 percent contingency. He noted that omitting the contingency eliminates any flexibility for unforeseen costs, potentially leading to non-compliance. Committee Chair Gabbard acknowledged the confusion surrounding whether the contingency is required or optional and called for clarity in public communications to avoid further misunderstandings.

Committee Chair Gabbard then pivoted to address the broader context of the discussion. She highlighted the significant number of homes affected—approximately 16,000—and stressed the importance of providing clear and consistent information to residents. Many homeowners, especially those experiencing flood damage for the first time, are unaware of the complexities of the permitting process. She urged the committee to align on clear messaging to minimize confusion and support residents navigating this challenging process.

The discussion continued with CM Gerdes raising concerns about potential confusion surrounding the five percent contingency and the damage packet requirements. He pointed out that while the contingency appears optional in the documentation, earlier explanations implied it might be required, which could mislead homeowners. Ms. Rebholz responded by emphasizing that every case is unique and reviewed individually. She reiterated that the City aims to work closely with homeowners to ensure compliance while providing flexibility within regulatory boundaries.

Committee Chair Gabbard stressed the need for clarity, particularly for residents unfamiliar with the permitting process, many of whom are facing it for the first time under stressful circumstances. She noted that homeowners, particularly those with long-term residency in older homes, often face challenges due to low property valuations, which limit their repair budgets. She called for consistent and straightforward guidance to help residents navigate the system effectively. Ms. Rebholz acknowledged this concern and highlighted the importance of appraisals as a tool for homeowners to contest low property valuations. She noted that the 49 percent rule applies year-round and not solely

during post-storm recovery, emphasizing that it is a longstanding regulation designed to ensure compliance with FEMA standards.

The conversation then turned to the curbside and permitting inspection processes. Ms. Rebholz explained that the City is conducting dual inspections: curbside inspections by state contractors and in-office permitting reviews. She clarified that curbside inspections are based on visible external damage, but the permitting process includes a more detailed review of interior damage and repair estimates. This dual approach ensures that no critical damage is overlooked, even if it is not visible from the exterior. Committee Chair Gabbard raised concerns about potential inaccuracies in curbside assessments, especially in cases where internal damage is not evident externally. Ms. Rebholz assured the committee that discrepancies would be addressed during the permitting review, which involves comparing damage assessment data, photographic evidence, and the homeowner's submitted scope of work.

Ms. Rebholz explained that the City operates under a "one permit" system, which prevents piecemeal permitting that could obscure compliance with the 49 percent threshold. Additionally, plan reviewers handle both building and FEMA compliance reviews, eliminating delays associated with separate processes. She noted that this efficiency, combined with the City's decision to remain open for in-person consultations, distinguishes St. Petersburg from other municipalities.

The conversation shifted to case studies demonstrating how the 49 percent rule is applied. Ms. Rebholz presented an example of a home that appeared severely damaged but was found to be below the 49 percent threshold based on minimum valuation standards. This highlighted the importance of using accurate and standardized estimates, which can sometimes differ significantly from contractors' higher market-driven costs.

CM Gerdes asked how the International Code Council (ICC) valuation standards interact with contractors' cost estimates, particularly when contractors charge higher rates due to demand and inflation. Mr. Corbett suggested that contractors might use ICC values in their submissions to avoid unintentionally disqualifying homeowners from making repairs. However, Ms. Rebholz and Ms. Phillips clarified that both contractors and homeowners are legally required to provide accurate cost estimates that align with signed contracts. Committee Chair Gabbard expressed concerns that this complexity might encourage homeowners to bypass contractors altogether, potentially leading to unlicensed or unsafe work. She reiterated the importance of addressing these challenges proactively to prevent misunderstandings and ensure that residents receive the support they need to navigate the process successfully.

Don Tyre, the City's Building Official, elaborated on how subjective costs can significantly impact the permitting and compliance process. He explained that renovation or repair costs, particularly for items like kitchens, can vary widely depending on the quality of finishes chosen. Mr. Tyre emphasized that the inspection team plays a critical role in maintaining checks and balances. Inspectors verify that work aligns with the scope provided in the permitting package, flagging discrepancies, such as high-end finishes being installed where only basic costs were declared. Mr. Tyre clarified that most of the flood damage in St. Petersburg was non-structural, which simplifies calculations since costs are generally limited to interior finishes. Structural damage, by contrast, would involve much higher costs due to the need for extensive repairs to the home's framework. He noted that the baseline for cost estimation begins with the ICC valuation, which serves as the minimum standard, though contractors often submit much higher estimates.

CM Gabbard raised a question about how depreciated assets, such as outdated countertops, factor into replacement costs. Using 1985 Formica countertops as an example, she noted that even the most basic replacements from modern retailers like Home Depot would be substantially more expensive. Mr. Tyre confirmed that the permitting process focuses on the new cost of the replacement, not the value of what was removed. He provided examples where homeowners salvaged undamaged materials, such as stone countertops or terrazzo flooring, which can reduce overall costs if documented correctly in their detailed cost estimates. The discussion shifted to terrazzo flooring, a common feature in many older homes in District 2 and Causeway Isles. CM Gabbard noted that many residents have opted to retain terrazzo floors to save costs, particularly after experiencing repeat flooding. CM Gerdes highlighted that choosing to polish existing terrazzo flooring instead of replacing it with costly new materials could significantly lower repair costs, providing homeowners with more flexibility in using their available budget. Mr. Tyre confirmed that the City supports such decisions, emphasizing that retaining terrazzo floors or reusing other materials is acceptable and encouraged where feasible. However, he distinguished between substantial improvement and substantial damage scenarios. In substantial improvement cases, homeowners have more flexibility to scale back renovations. For example, they could choose to install fewer cabinets in a kitchen remodel. In contrast, substantial damage requires restoring the home to its pre-damage condition, including replacing elements like cabinetry to match the original setup.

Ms. Rebholz explained the City's "permit-to-permit" approach, a significant benefit for homeowners. Unlike other municipalities that apply a cumulative look-back period—aggregating repair costs from one to five years—the City evaluates each permit independently. For example, if a homeowner replaced their roof last year under a closed permit, those costs would not count toward the 49 percent threshold for current repairs. Ms. Rebholz emphasized that this approach simplifies compliance and gives homeowners more flexibility to complete necessary work after a storm without being penalized for prior repairs.

CM Gerdes expressed appreciation for the flexibility and clarity provided by the City. He noted that this flexibility allows homeowners to make informed decisions about where to allocate limited funds. He also commended the City for its proactive approach to staying open for business and offering in-person consultations, especially when many other jurisdictions have shut down or delayed permitting processes. This openness, he said, ensures that residents can navigate repairs with the necessary support and guidance.

Ms. Abernethy noted that projects falling under the 25 percent threshold are straightforward to process. Challenges primarily arise when projects exceed 25 percent and require the substantial damage evaluation package, triggering detailed reviews. CM Gerdes expressed some lingering confusion about the differences between contractor estimates and ICC baseline values. He highlighted the importance of clarity in presentations to prevent misunderstandings, particularly about when and how ICC values apply versus contractor-submitted estimates. He emphasized that case studies are helpful but must clearly distinguish between these scenarios to avoid confusion.

Ms. Rebholz discussed compliance requirements for properties exceeding the 49 percent threshold. She explained that residential compliance generally involves elevating homes above base flood elevation, as demonstrated in examples of Shore Acres properties. She also clarified that only commercial properties may use floodproofing barriers, while residential properties must meet elevation standards. She mentioned that mobile homes also need to comply with elevation requirements.

Ms. Rebholz stressed the critical importance of compliance to maintain the City's standing in FEMA's Community Rating System (CRS). Non-compliance risks suspension or removal from the CRS, which would have severe consequences, including the loss of flood insurance discounts for residents, ineligibility for FEMA disaster assistance, and disqualification from future grant funding for infrastructure projects. The City is enforcing compliance strictly to ensure these outcomes are avoided, she explained. Ms. Rebholz also discussed the City's ongoing efforts to assist residents through funding opportunities, such as FEMA's Flood Mitigation Assistance (FMA) program and the newly introduced Swift Current grants. These programs provide financial aid for mitigation measures, such as home elevations, to eligible homeowners. She noted that Swift Current grants are available only post-disaster and are limited to Florida applicants, improving the chances of securing funds.

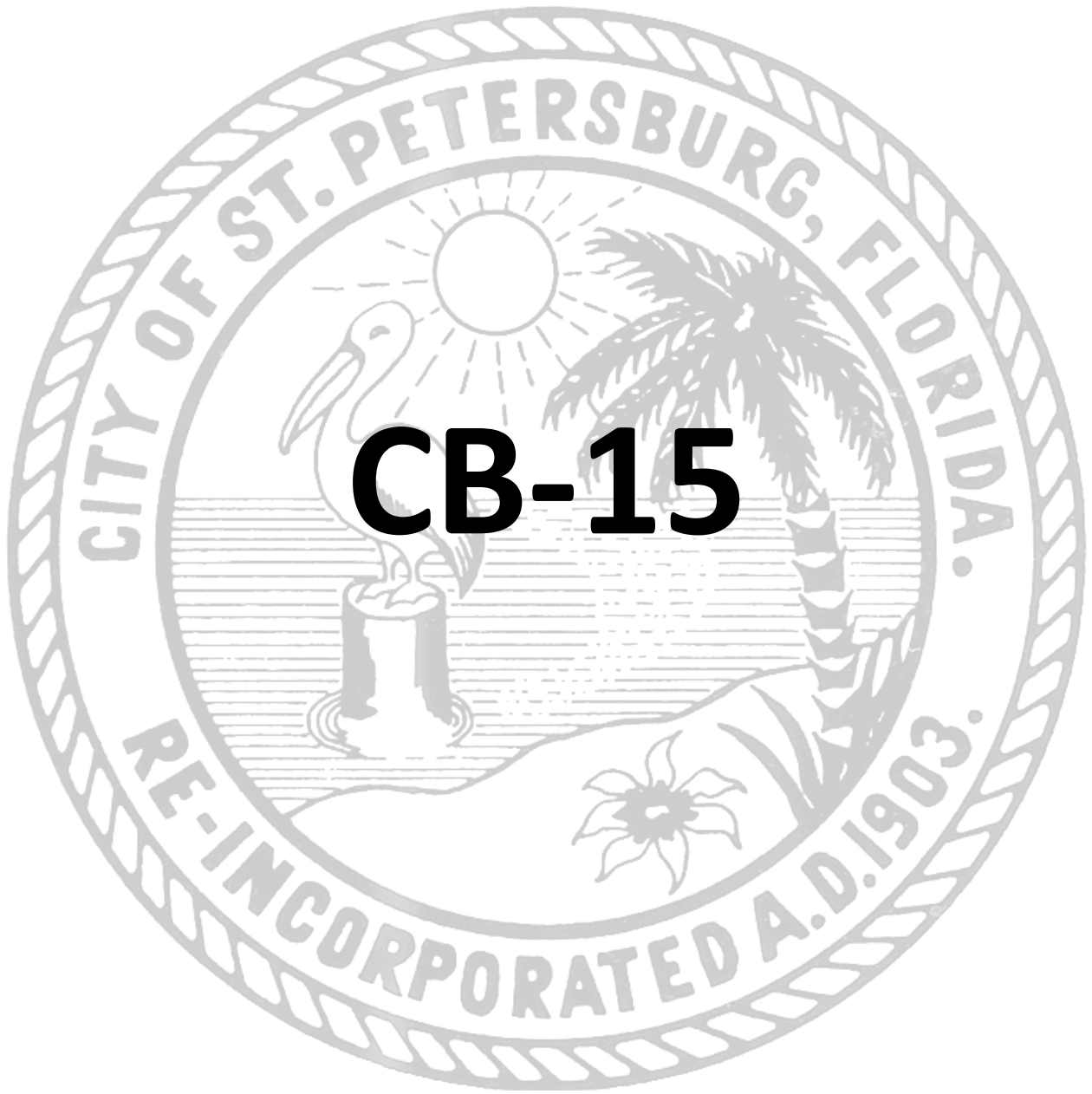
Committee Chair Gabbard voiced concerns about the City's capacity to handle the volume of affected properties and facilitate grants with its current staffing. She suggested increasing staff to meet the high demand for assistance, noting that thousands of properties have been impacted and require individual attention. Tom Greene, Assistant City Administrator, and Mr. Corbett acknowledged the strain on staff and explained that consultants are being utilized to assist with grant applications. They assured the committee that efforts to expand capacity are underway.

The committee also addressed concerns about unpermitted work, particularly involving investor flippers, who may purchase damaged properties, conduct unpermitted repairs, and sell them without disclosure. Joe Waugh, Codes Compliance Director, explained that the City is implementing a monitoring system for damaged properties to prevent such scenarios. Cases will be flagged to track properties with known damage, ensuring compliance through regular inspections and follow-ups.

CM Floyd raised questions about the one-permit system and sought a one-on-one meeting with staff to better understand its scope and implementation. Ms. Rebholz and Ms. Phillips offered to provide further clarification in future discussions. Committee Chair Gabbard concluded by urging all Council Members to attend upcoming virtual and in-person community meetings to ensure consistent messaging. She emphasized the importance of speaking with one voice to provide residents with accurate and reliable information during the recovery process.

Committee Chair Gabbard adjourned the meeting at 9:27AM.

The following page(s) contain the backup material for Agenda Item: Budget, Finance and Taxation
Committee Meeting Minutes (November 21, 2024)
Please scroll down to view the backup material.



CB-15

City of St. Petersburg
Budget, Finance and Taxation Committee
November 21, 2024 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Copley Gerdes, Council Chair Deborah Figgs-Sanders, Council Member Lisset Hanewicz, and Council Member Brandi Gabbard (Alternate)

Absent: None

Also Present: Council Member John Muhammad, Mayor Ken Welch, City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, City Attorney Jackie Kovilaritch, Managing Assistant City Attorney Macall Dyer, Debt Finance Director Anne Fritz, Chief Financial Officer Erika Langhans, Budget and Management Director Liz Makofske, City Development Administrator James Corbett, Economic Development Director Brian Caper, Engineering Director Brejesh Prayman, Risk Manager Blaise Mazzola, Human Resources Director Chris Guella, Purchasing Manager Steven Poceous, Jim Leonard (Faegre Drinker Biddle & Reath LLP), Duane Draper (Bond Counsel - Bryant Miller Olive P.A.), Brian Fender (Disclosure Counsel - GrayRobinson, P.A.), Jay Glover (PFM Financial Advisors), Rick Patterson (Raymond James and Associates), Doug Draper (Bank of America), and Deputy City Clerk Jordan Wilson.

Support Staff: Jayne Ohlman – Senior Legislative Aide

1. **Call to Order** – 9:00 AM
2. **Approval of Agenda** – CM Figgs-Sanders motioned for approval. All voted in favor.
3. **Approval of November 7, 2024 Minutes** – CM Gabbard motioned for approval. All voted in favor.
4. **New Business – November 21, 2024**

Series 2024 A&B (Stadium Project) and 2024C Bonds (Historic Gas Plant Infrastructure) – *Tom Greene, Assistant City Administrator, and Anne Fritz, Debt Finance Director*

Mayor Ken Welch introduced the bond discussion by acknowledging the unexpected developments regarding the Historic Gas Plant Redevelopment and the New Stadium Project. However, Mayor Welch emphasized that there is still a path to success, which requires the City to finalize funding and fulfill its obligations detailed in the painstakingly negotiated agreements approved in July 2024. Regarding the short-term plans for Tropicana Field, Mayor Welch noted that the Administration is recommending repairs as part of the City's obligation under the current use agreement and is hopeful that insurance and FEMA reimbursements will cover a majority of the repair costs needed as a result of damages sustained during Hurricane Milton.

Assistant City Administrator Tom Greene briefly introduced the item and noted that the City's bond counsel, disclosure counsel, financial advisor, and underwriter team are on hand to answer any questions.

Debt Finance Director Anne Fritz detailed the bond issuance process and provided an overview of the changes since submitting the materials for the October BFT meeting, which was canceled. Ms. Fritz explained that as part of the financing plan for the new stadium project, there is a request for approval of the Resolution supplementing City Council Resolution 2024-296, which authorizes the issuance and sale of the bonds in an aggregate principal amount of not to exceed \$77,000,000 for the

2024A series bonds and not to exceed \$214,500,000 for the 2024B series bonds.¹ The source of repayment for the bonds is non-ad-valorem revenues, including the City's Tax Increment Financing (TIF) revenues from the Intown Community Redevelopment Agency (CRA).²

Ms. Fritz noted that the bonds are "covenant to budget," meaning that the City has covenanted and agreed to appropriate in its annual budget sufficient amounts of non-ad valorem revenues for the payment of principal and interest on the bonds and to make all other payments required under the Bond Resolution.

The Resolution authorizes the issuance of bond award and that the issuer (City) has determined the project serves a public purpose, has duly and validly adopted Resolution 2024-296, and determined that it is in the best interest of the City to accept the offer of the underwriters to purchase the bonds at a negotiated sale according to the terms of the Purchase Contract if certain conditions are satisfied. Ms. Fritz reminded the committee of the selected underwriting team, including senior managers from Bank of America Securities, Inc. and Raymond James and Associates, Inc., as well as four co-managers.³ The Resolution also authorizes the following:

- 1) The form of the Purchase Contract in connection with the negotiated sale of the bonds authorizes the issuance and sale of the bonds through negotiated sale in the aggregate principal amount not to exceed the amount provided under the terms and conditions of the Bond Resolution.
- 2) Approves the distribution of the Preliminary Official Statement. The original version submitted for the October BFT meeting was updated due to minor edits and the disclosure relating to Hurricane Milton.
- 3) Approves the form and authorizes the execution and delivery of the Disclosure Dissemination Agreement.
- 4) Appoints U.S. Bank Trust Company, National Association, as Registrar and Paying Agent and approves the form of and authorizes the execution and delivery of a Paying Agent and Registrar Agreement.
- 5) Approves the form and the execution and delivery of an Amended and Restated Interlocal Agreement between the issuer (City) and the Intown CRA.
- 6) Approves the form of and authorizes the execution and delivery of a Construction Funds Trust Agreement. The original version submitted for the October BFT meeting was updated.
- 7) Appoints U.S. Bank Trust Company, National Association, as Escrow Agent relating to the Bonds and approves the form of and authorizes the execution and delivery of an Escrow Agreement.
- 8) Authorizes the project, including the financing and/or reimbursement of project costs, applied for Series 2024A and Series 2024B, respectively, to transactions costs and balance of proceeds of the bonds to their respective escrow accounts pursuant to the Development and Funding Agreement for Series 2024A and 2024B until the funding release date in which they shall be available for eligible project costs pursuant to the Construction Funds Trust Agreement.

¹ The "up to amount" is for pricing flexibility and issuance costs.

² The Intown CRA District ranges throughout Downtown St. Petersburg from the Renaissance Vinoy Hotel in the northeast, Tropicana Field in the southwest, and borders Albert Whitted Airport on the southeast. It also includes the University Park neighborhood, the City's waterfront park system, the commercial core along Central Avenue, and the Historic Gas Plant District, including the current Tropicana Field Site.

³ The co-managers include Samuel Ramirez & Co., Inc, Rice Financial Products Company, Siebert Williams Shank & Co, LLC, and Truist Securities Inc.

Next, Ms. Fritz detailed the Series 2024C bonds, noting that as part of the financing plan for the Historic Gas Plant (HGP) Infrastructure project costs, there is a request for the approval of the Resolution supplementing City Council Resolution 2024-297. The Resolution authorizes the issuance of bond award and that the issuer (City) has duly and validly adopted Resolution 2024-297 for an aggregate principal amount of not to exceed \$42,000,000 and determined that it is in the best interest of the City due to the sophisticated structure of the transaction to accept the offer of the underwriters to purchase the bonds at a negotiated sale according to the terms of the Purchase Contract if certain conditions are satisfied. As with the Series 2024 A&B, the source of repayment for the Series 2024C bonds is non-ad-valorem revenues, including the City's TIF revenues from the Intown CRA. The Resolution also authorizes the following:

1. Approves the distribution of the Preliminary Official Statement. This document was revised from the original October submission due to changes relating to additional disclosures for Hurricane Milton and some minor grammatical edits.
2. Approves the form and authorizes the execution and delivery of a Disclosure Dissemination Agreement.
3. Appoints U.S. Bank Trust Company, National Association, as Registrar and Paying Agent approves the form of and authorizes the execution and delivery of a Paying Agent and Registrar Agreement.
4. Approves the form of and authorizes the execution and delivery of a Disbursement Agreement. As noted above, this was updated since its original submission in October.
5. Authorizes the issuance and sale of the Bonds through negotiated sale and authorizes the execution of the Purchase Contract.

Ms. Fritz noted that the packet includes the Preliminary Sources and Uses of Funds for the proposed debt issuances and was prepared by PFM, the City's financial advisors. The document illustrates an estimated "All-In TIC" (All-in-total Interest Cost) of 4.10% annually for the combined issues. However, the numbers are preliminary and can change daily due to market fluctuations.

Council Chair Figs-Sanders inquired about the timelines for the bond issuance and the repair of Tropicana Field. Mr. Greene responded that while the issues are interwoven, the timelines are separate. Mr. Greene stated the City is seeking to position itself to deliver on the agreements executed in July, but taking the step to authorize the bond issuance does not mean the City will issue the bonds on that timeline as presented, as there are pre-conditions that must be met before the actual issuance of bonds. Chair Figs-Sanders asked what would happen if the Pinellas County Commission did not proceed with their portion of the bonds. For background, the City entered into a Development and Funding Agreement with Pinellas County and the Rays Stadium Company, LLC ("StadCo") dated July 31, 2024, wherein the parties agreed to build a new stadium and additional development. According to the Development and Funding Agreement terms, the County expects to issue bonds for an approximate principal amount of \$312.5 million, and the net proceeds will represent the County's contribution to the project. City Administrator Rob Gerdes responded that if the County does not move forward, there are a couple of potential scenarios, but the agreement will not be automatically terminated. Mr. Gerdes stated that the team and the County could come to different terms, but the agreement would enter a limbo period until specified deadlines are met.

Council Member Gabbard asked Ms. Fritz to elaborate on the changes made to the Preliminary Official Statement. Ms. Fritz stated that the Preliminary Official Statement is a living document until the date of release, and as numbers change, so does the document. CM Gabbard asked how the Hurricanes play into the necessary changes. City Attorney Jackie Kovilaritch explained that the City must disclose

any information that impacts the City's financial condition, such as storm damage or other significant events. CM Gabbard asked Mr. Greene to detail the significant pre-conditions noted in the presentation. Mr. Greene responded that the Development and Funding Agreement requires certain pre-conditions before issuing bonds, which differs from the Funding Release Date provisions. Mr. Greene noted that the conditions for the Rays include but are not limited to the following:

- 1) Provide their updated budget 15 days before the bonds' pricing and provide evidence that they have secured the \$100 million MLB credit facility.
- 2) Provide evidence of the firm commitment letter (i.e., the balance of the financing that StadCo needs to provide for their contribution).
- 3) Provide evidence of \$10 million spent on the project.
- 4) Provide 50% of design and development documents.

CM Gabbard requested an update on the 50% design and development requirement. Engineering Director Brejesh Prayman responded that the City met with the Rays to review the plan sheets for the 50% development documents, and it is substantially ahead of a 50% design development package.

Council Member Hanewicz asked whether the City Council was required to approve bonds. Ms. Kovilaritch responded that the Council is not required to approve bonds as it is not a covenant of the agreement but rather a condition to commence the bond sale. CM Hanewicz inquired about the penalty provision that the Rays wanted in the event that the City did not approve the bonds. Ms. Kovilaritch stated she did not recall an exact number, but there were discussions of liquidated damages during negotiations, which ultimately did not make it into the final agreement as they could not bind future City Councils. In reference to the Automatic Termination Date provision in the Stadium Development and Funding Agreement, CM Hanewicz asked Ms. Kovilaritch to explain the provision's meaning.⁴ Ms. Kovilaritch explained that "notice" is a requirement defined in the Stadium Development and Funding Agreement, which lays out the requirements for notice to be delivered in a certain manner to certain people.⁵ CM Hanewicz asked Ms. Kovilaritch to clarify whether StadCo could send a letter (notice) at any time before March 31, 2025, stating their intention to abandon the project, regardless of whether the County and the City approve the bonds. Ms. Kovilaritch responded that they can do that.

Investment Advisory Services (RFP 24-296) (Information Only, No Action Required) – Erika Langhans, Chief Financial Officer

Chief Financial Officer Erika Langhans detailed the plan to update the City's Investment Policy and Alternative Investment Policy.⁶ The Finance Department has submitted the results from RFP 24-296 (Investment Advisory Services) to the City Council for approval on December 5, 2024. Ms. Langhans explained that the investment advisor will provide the City with investment advisory services, including investment policy review and performance benchmarks review to ensure compliance with the latest Florida Statutes and best practices. Upon approval of the selected firm (Chandler Asset Management), the Finance Department will coordinate contract execution and kick off the investment policy review process with the investment advisor.

⁴ Stadium Development and Funding Agreement Section 3.6 (a)(ii) "*StadCo delivering Notice to (A) the City before the City Commences the City Bond Sale or (B) the County before the County Commences the County Bond Sale of StadCo's intention to abandon the development and construction of any of the Project Improvements.*"

⁵ Stadium Development and Funding Agreement Section 19.2

⁶ The City's Investment Policy and Alternate Investment Policy were last amended on June 15, 2023.

CM Gabbard asked for details on the evaluation committee's selection criteria and why they felt Chandler was the best firm. Ms. Langhans responded that Chandler's proposal was the most appropriate for the City's needs, and their local representation was also a key factor in their selection.

CM Hanewicz asked Ms. Langhans to explain the motivation for the RFP and the timing of the decision. Ms. Langhans emphasized the importance of having a dedicated investment advisor to help navigate market trends and ensure safe investments. Committee Chair Gerdes and Ms. Langhans highlighted the need for expertise in managing the City's billion-dollar portfolio while assisting in the investment policy review and statutory compliance.

Before adjourning, Mr. Greene noted that the Administration would like to present a short-term financing concept related to hurricane recovery at the December 12 BFT.

CM Gerdes adjourned the meeting at 9:50 AM.

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Meeting Minutes (September 19, 2024)
Please scroll down to view the backup material.



CB-16

City of St. Petersburg
Committee of the Whole
September 19, 2024 Meeting Minutes
City Hall, Room 100

Present: Chair Deborah Figgs-Sanders, Vice-Chair Copley Gerdes, Council Members Brandi Gabbard, Ed Montanari, Lisset Hanewicz, Gina Driscoll, John Muhammad, and Richie Floyd

Also Present: Mayor Kenneth T. Welch, City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, Chief Assistant City Attorney Jeannine Williams, Assistant City Attorney Michael Dema, Fire Emergency Management Manager Amber Boulding, Chief Financial Officer Director Erika Langhans, Public Works Administrator Claude Tankersley, Engineering Director Brejesh Prayman, Stormwater Pavement and Traffic Operations Director Marshall Hampton, Senior Stormwater Operations Manager Michael Perry, Floodplain Manager Hannah Rebholz, USF College of Marine Science Professor and Associate Dean Dr. Gary Mitchum, Tampa Bay Regional Planning Council (TBRPC) Director of Resiliency Cara Serra, Duke Energy Distribution Projects & Engineering General Manager Brian Lloyd, Duke Energy Government and Community Relations Manager Jeff Baker, Duke Energy Vice President of Power Grid Operations Antonio Price, and City Clerk Chan Srinivasa.

Support Staff: Kimberly Amos, Legislative Aide

1. **Call to Order** – 8:30 AM
2. **Approval of Agenda** – VC Gerdes motioned for approval. All voted in favor.
3. **Approval of August 22, 2024 Minutes** – CM Montanari motioned for approval. All voted in favor.
4. **New Business** – September 19, 2024

New Business: Resilient St. Pete

CM Gabbard and *Mayor Welch* opened the discussion with remarks emphasizing the importance of ongoing resiliency efforts for coastal communities such as St. Petersburg. USF College of Marine Science Professor and Associate Dean *Dr. Gary Mitchum* provided a presentation on how global climate change affects high tide flooding, sea level rise, and severe storm risks. *CM Hanewicz* asked how low-lying areas could be reconciled to prevent the widespread damage of a severe storm. *Dr. Mitchum* acknowledged the issue's complexity as storms continue to evolve and referenced raising homes as a potential solution to protect property from flooding concerns. *CM Floyd* inquired if data regarding intense rainstorms was available. *Dr. Mitchum* explained that data is being compiled in collaboration with other universities and is expected to be available shortly.

Fire Emergency Management Manager *Amber Boulding* discussed how the city prepares, responds, and recovers from storm events while reviewing previous significant weather events that have occurred over the last five years. *Ms. Boulding* announced that after the PowerPoint was released, a Presidential Declaration was made for Hurricane Debby, qualifying Categories A-G offering opportunities for reimbursement. Chief Financial Officer Director *Erika Langhans* summarized the FEMA (Federal Emergency Management Agency) reimbursement process, explaining the public assistance categories and eligibility thresholds, and used examples from previous storms to demonstrate how the city tracks each qualifying expenditure by department. *VC Gerdes* asked if storms were required to be named before consideration of reimbursement; *Ms. Boulding* answered that

any natural disaster declaration qualifies. **VC Gerdes** requested clarification on reimbursements; **Ms. Langhans** explained that "if not for the storm," costs like overtime and equipment usage are eligible; department or general fund balances are used and replenished appropriately once FEMA reimbursement occurs. **CM Driscoll** raised a need for additional public safety communication efforts during storms without evacuation orders; **Ms. Boulding** discussed methods such as Everbridge, and **Mayor Welch** referenced the exploration of programs such as Digital Twin Cities to provide real-time notifications. **CM Montanari** asked if costs associated with the Red Tide event were included in the Hurricane Ian reimbursement, **Ms. Langhans** responded that the events were tracked separately. **CM Hanewicz** and **VC Gerdes** expressed interest in utilizing advanced technology and monitoring systems to notify residents of flood safety concerns. **CM Gabbard** raised awareness of an initiative Dr. Dixon from the University of South Florida St. Petersburg and the Storm Squad are working on to develop a modeling system.

Public Works Administrator **Claude Tankersley** gave an After-Action Report from the Resilience Community Listening Session discussing progress since the February 13, 2024, resident forum. Engineering Director **Brejesh Prayman** provided stormwater analysis reviewing the topography of coastal basins and how the varying heights of more than 527,000 linear feet of privately owned seawalls and 72,000 linear feet of publicly owned seawalls are affected by storm surge. **CM Hanewicz** asked how areas are evaluated for backflow preventer use; **Mr. Prayman** and **Mr. Tankersley** explained how area elevation, corresponding systems, and the potential for standing freshwater during rainfall are factored into each decision. Discussing the number of inspections completed, **CM Driscoll** asked how many drain systems there are citywide; **Mr. Tankersley** responded that there are 15,000-18,000 catch basins. **Mr. Prayman** informed the committee that a scope of work to perform a citywide stormwater conditions assessment is being developed and is anticipated to come to the City Council for approval in late 2024. **CM Driscoll** asked about the financial resources needed to enhance the stormwater system; **Mr. Tankersley** explained that projects are being allocated each fiscal year based on the greatest need and availability to complete the work. **Mayor Welch** emphasized the pursuit of State and Federal grants to ease the financial impact. **CM Montanari** requested additional information about backflow preventer installation and maintenance; **Mr. Prayman** and **Mr. Tankersley** discussed how products are selected and the processes to clean equipment if blocked. **CM Gabbard** asked for additional information on dredging, and **Mr. Prayman** responded that dredging can be used to restore hydraulic capacity but does not enhance the capacity. **Mr. Prayman** explained that residential canals involve a special assessment process and can require permitting from outside agencies such as the Army Corp of Engineers, the Department of Environmental Protection (DEP), the Southwest Florida Water Management District (SWFWMD), or the U.S. Coast Guard.

CM Gabbard requested that the presentation on the findings of the Private Laterals Pilot Study item be moved from the Public Services & Infrastructure (PSI) referral list and taken up at the next Committee of the Whole Meeting.

CM Hanewicz emphasized the importance of balancing the rate increases necessary to address capital improvement needs accumulated during long periods without rate hikes.¹ **CM Floyd** advocated for the ability to consider changes in utility rates and ad valorem taxes together, aiming to reduce the cost burden on all residents comprehensively. **CM Floyd** requested guidance on utilizing See Click Fix to report storm drain issues;

¹ A review of known capital improvement needs and associated costs over the next 30 years was provided at the April 11, 2024, PSI Committee Meeting.

Stormwater Pavement and Traffic Operations Director **Marshall Hampton** responded that providing as much information as possible and photos when available is crucial to assisting staff in tracking and determining needs. Senior Stormwater Operations Manager **Michael Perry** emphasized the timing of requests entered, encouraging users to report drainage issues 1-2 hours after rainfall ceases. **Mr. Prayman** added that any perspective residents can provide is helpful to staff, suggesting angled photos, the timeline of observation, and, when possible, including street signage or address information in the pictures. **CM Muhammad** asked how new development impacts the stormwater system's capacity, **Mr. Tankersley** responded that the Water Management District regulates permits for new development to ensure proper flow management of runoff. **VC Gerdes** requested a flyer be created for distribution to neighborhoods to guide residents on correctly reporting flooding issues. **CM Driscoll** inquired if user prompts could be added within the See Click Fix reporting process to provide staff with the requested data; City Administrator **Rob Gerdes** expressed the intention to evaluate with staff. **CM Muhammad** suggested radio advertisement for resident communication as most storm preparation kits include a radio.

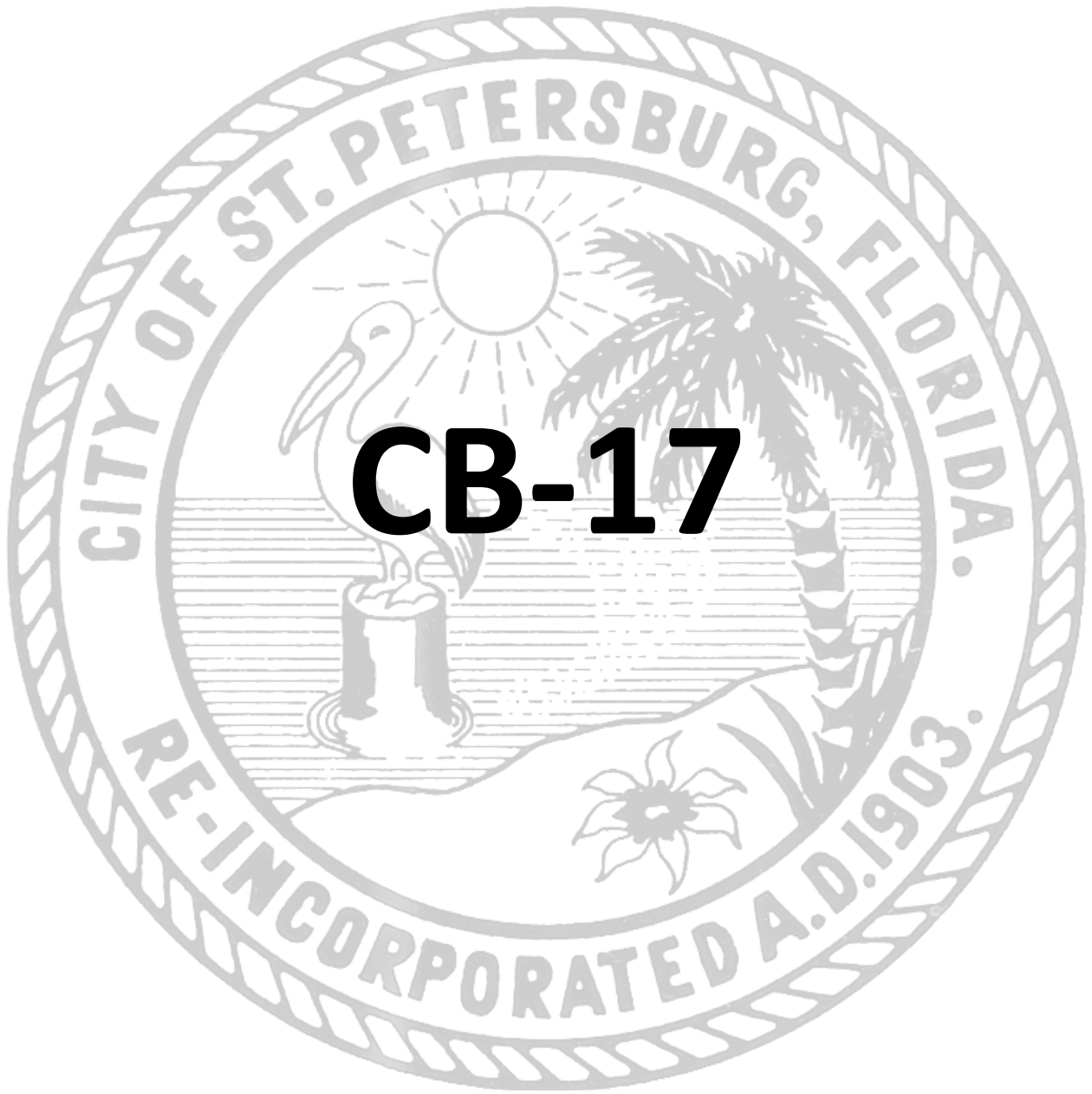
Duke Energy Distribution Projects & Engineering General Manager Brian Lloyd presented Duke Energy's Storm Protection Plan, discussing methods to reduce outage duration and frequency. **VC Gerdes** asked how Duke decides whether to upgrade overhead lines or replace them with underground lines when replacement is needed; **Mr. Lloyd** explained that upgrades are targeted by the substation with consideration for best practices and public engagement factored during the design process. **VC Gerdes** requested an enhanced view of the maps of the hardening effort to understand the planned neighborhood improvements better. **CM Gabbard** asked if the hardening efforts would result in cost recovery measures being implemented for residents; **Mr. Lloyd** responded that the Storm Protection Plan passed at the State level included a cost recovery clause that has been included in customer billing since 2020 or 2021. **CM Gabbard** discussed rate increase percentages over the last three years; **Mr. Lloyd** was unable to verify if the cost recovery clause was incorporated in those percentage rates, so **CM Gabbard** requested follow-up information. **CM Gabbard** asked how businesses are notified of outages and estimated repairs; Duke Energy Government and Community Relations Manager **Jeff Baker** responded that text notification is available for an assigned account contact and recommended utilizing the online outage map to track progress. Referencing the recovery costs for hardening efforts, **Mr. Baker** explained that these costs are incorporated statewide to over 2 million Duke customers and are not area-specific. **Mr. Baker** also explained rate variances caused by the increase in the cost of natural gas and informed the committee of recent rate decreases with another planned for January 1, 2025. **CM Hanewicz** requested information on long-standing pole replacement or removal; **Mr. Baker** responded that if more than one entity is involved, there is an increase in the replacement timeline to ensure coordination. **CM Hanewicz** asked if private property connections were involved in the underground line process; **Mr. Lloyd** responded in most cases, the primary line, transformer, secondary lines, and service to the property are undergrounded when work is completed. **CM Muhammad** asked if data was available demonstrating undergrounding power lines' health and environmental impacts; **Mr. Baker** answered that Duke complies with Florida EMF (Electro Magnetic Field) regulations and stated detailed information could be provided in follow-up. **CM Montanari** asked if underground lines were placed in a conduit, **and Mr. Lloyd** responded that it is Duke's standard practice. **CM Montanari** asked about powerline issues within the tree canopy; **Mr. Baker** explained vegetative maintenance is regulated by the state with standard inspection periods, and homeowners can contact Duke to have issues evaluated at any time.

Tampa Bay Regional Planning Council (TBRPC) Director of Resiliency Cara Serra provided an update on the Resiliency Action Plan reviewing existing plans and projects, how gaps will be identified, and the development of a neighborhood engagement strategy including the formation of a Neighborhood Advisory Committee. **CM Hanewicz** asked how the focused neighborhoods were identified, **and Mr. Tankersley** responded that city staff chose areas to pilot based on known issues but intend to continue to address needs as they arise. **CM Gabbard** added that a representative of CONA (Council of Neighborhood Associations) will be intentionally incorporated into the engagement process to ensure all neighborhoods have a voice. **CM Muhammad** asked if engagement has occurred with the Storm Squad, **Ms. Serra** responded that she's attended presentations of their program, has worked with Dr. Barnali Dixon previously, and will be inviting their feedback.

Due to timing constraints, the committee agreed to continue the Resilient St. Pete discussion at a future Committee of the Whole meeting, taking up the items on the agenda that were not covered: the permitting process in the Special Flood Hazard Areas, the FEMA Grants application and acceptance procedures, the Community Rating System (CRS) Update, and the creation of a Flood Mitigation Revolving Loan Fund.

With no further business, the meeting was adjourned at 12:43 PM.

The following page(s) contain the backup material for Agenda Item: A resolution confirming City Council Chair appointments to Intergovernmental Agencies; and providing an effective date. Please scroll down to view the backup material.



CB-17

RESOLUTION NO. ____

A RESOLUTION CONFIRMING CITY COUNCIL
CHAIR APPOINTMENTS TO INTERGOVERN-
MENTAL AGENCIES; AND PROVIDING AN
EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City Council hereby confirms the following appointments to Intergovernmental Agencies which were made by City Council Chair Copley Gerdes:

Council Members Brandi Gabbard, Deborah Figgs-Sanders, Gina Driscoll, and Richie Floyd to Forward Pinellas;

Council Member Deborah Figgs-Sanders to Homeless Leadership Alliance of Pinellas;

Council Members Deborah Figgs-Sanders and Gina Driscoll to Pinellas Suncoast Transit Authority (PSTA);

Council Member Brandi Gabbard to Tampa Bay Regional Planning Council;

Council Member Lisset Hanewicz to Tampa Bay Water; and

Council Member Corey Givens, Jr. to School Transportation Safety Committee.

This resolution shall become effective immediately upon its adoption.

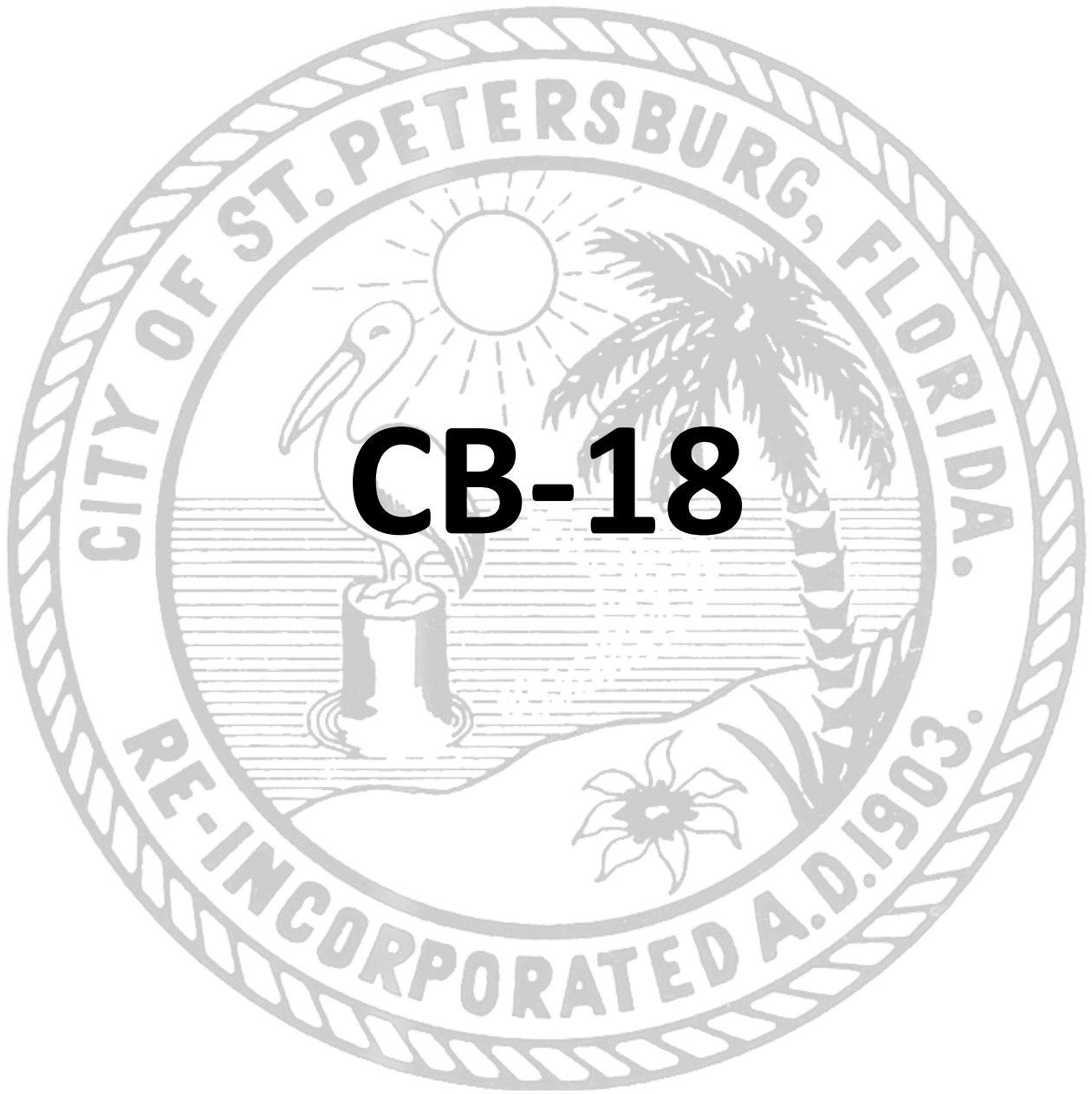
Legal:

Jeannine S. Williams

City Attorney (Designee)
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The following page(s) contain the backup material for Agenda Item: A resolution confirming Mayoral appointments to Intergovernmental Agencies and City Committees; and providing an effective date.

Please scroll down to view the backup material.



CB-18

RESOLUTION NO. ____

A RESOLUTION CONFIRMING MAYORAL APPOINTMENTS TO INTERGOVERNMENTAL AGENCIES AND CITY COMMITTEES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City Council hereby confirms the following appointments to Intergovernmental Agencies and City Committees which were made by the Mayor:

Council Member Richie Floyd to Affordable Housing Advisory Committee;

Council Member Lisset Hanewicz to Arts Advisory Committee;

Council Member Corey Givens, Jr. to the City Beautiful Commission;

Council Member Copley Gerdes to Committee to Advocate for Persons with Impairments;

Council Members Copley Gerdes, Mike Harting, Corey Givens, Jr., and Richie Floyd, with Council Member Deborah Figgs-Sanders as the alternate to the Community Development Block Grant Committee (Consolidated Plan Ad Hoc Application Review Committee);

Council Member Richie Floyd to the Public Arts Commission;

Council Member Lisset Hanewicz to the Social Services Allocation Committee; and

Council Member Mike Harting to Tampa Bay Estuary.

This resolution shall become effective immediately upon its adoption.

Legal:

Jeannine S. Williams

City Attorney (Designee)

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