

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**April 17, 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: 945 0899 2431#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/94508992431>

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.

April 17, 2025

1:30 PM

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. If you wish to address City Council on subjects other than 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.

Correspondence

NOTE: Only the person who has written the letter, or an authorized representative, will be permitted to speak in connection with an item of correspondence. The person speaking will be given three minutes ONLY to state the request. In some instances and at the discretion of City Council, more than three minutes speaking time will be granted.

1. [Lealman Resident Requesting to Speak at a City Council Meeting Regarding Activities Around 34th St. N and 38th Ave N](#)

D. Awards and Presentations

1. [Proclamation ~ Arbor Day](#)
2. [Proclamation ~ Earth Day](#)
3. [Proclamation ~ Small Business Week](#)
4. [Christine Page - Distinguished Citizen Award](#)

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

Setting May 1, 2025 as the public hearing date for the following proposed Ordinance(s):

1. [Albert Whitted FDOT](#)

- (a) Ordinance 609-H, An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the Public Transportation Grant Agreement (PTGA) and the Assurances (Grant Assurances) which are attached to the PTGA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation (FDOT) Grant for the Albert Whitted Airport in an amount not to exceed \$134,800 for the construction phase of the Rehab Airfield Vault FY23 Project (19235); authorizing such encumbrances or restrictions not to exceed 20 years from the effective date of the PTGA; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.
2. Ordinance 608-H, an ordinance of the City of St. Petersburg, Florida amending Chapter 17.5, Article VI. of the City Code related to Affordable Housing Site Plan Approval; amending section 17.5-111. related to applicability criteria; creating a new section 17.5-124. related to conforming uses; providing for severability; and providing an effective date. (LDR 2025-01)
3. Ordinance 1172-V approving the vacation of the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000007)

F. Reports

1. A resolution approving an agreement between the City of St. Petersburg, Florida and AC Skytown Site C, LLC for the City to provide funding in an amount not to exceed \$4,500,000 contingent upon certain conditions, for the construction of Skytown apartments, a multi-family housing development within the city limits consisting of not less than 401 dwelling units of which 121 units will be affordable and workforce housing units; approving a supplemental appropriation in the amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000), to the Skytown Apartments Project (21033); authorizing the City Attorney's office to make non-substantive changes to the agreement; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date.
2. Puryear Park Expansion Project
 - (a) Acquisition of residential property located at 780 58th Avenue Northeast, St. Petersburg, for the Puryear Park Expansion Project.
3. A Resolution authorizing the Mayor or their designee to accept a grant from the U.S. Department of Agriculture (USDA) in an amount not to exceed \$358,735 for the GreenCycle Composting Partnership in partnership with University of South Florida St. Petersburg (USFSP); approving a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration Department, Sustainability and Resiliency Division, (040.1251), GreenCycle Composting Initiative Project (20957); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.

G. New Business

1. Respectfully requesting a referral to the Budget, Finance and Taxation Committee to discuss Public Utility Revenue Bonds, Series 2025 A&B. (Chair Gerdes- Staff Request)

H. Council Committee Reports

I. Legal

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

Quasi-Judicial Proceedings

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

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

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

1. A Resolution of the City Council of the City of St. Petersburg, Florida approving variances pursuant to City Code Section 16.40.140.1.E to the platting of lots with variances to lot width and depth in the three-lot 826 32nd Avenue North Estates Preliminary Plat, generally located at 826 32nd Avenue North; providing conditions of approval; and providing an effective date. (City File DRC 24-20000019) [Quasi-Judicial]

K. Open Forum

L. Adjournment

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A April 17, 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 a blanket purchase agreement for maintenance of communication consoles from Motorola Solutions, Inc., for the Police Department, for a five-year contract amount of \\$796,000.](#)
2. [Accepting a proposal from SP Plus Corporation for parking facilities management services for the Transportation and Parking Management Department, at an estimated three-year cost of \\$2,920,156.](#)

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B April 17, 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 an increase in allocation for bottled water with Short and Simple Supplies Inc., for the Procurement and Supply Management Department in the amount of \$50,000.
2. Accepting a bid for a three-year agreement, from PAW Materials, Inc., for excavating and removal of lime sludge, for the Water Resources Department, at a cost of \$200,000.
3. Accepting a proposal from Steven E. ONeal, PHD P.A., for applicant screening psychological services, for the Police Department, for a five-year contract amount of \$180,000.
4. Approving the renewal of a blanket purchase agreement with Boley Centers, Inc. for management services for after-school youth employment, and summer youth intern programs in the amount of \$400,000.

(City Development)

5. A resolution approving a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091); approving a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889); and providing an effective date.
6. A resolution approving a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873) for elevator repair and modernization at the Coliseum; and providing an effective date.
7. A resolution approving a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the SG HVAC Project (21057) for design services for HVAC upgrades at Sunken Gardens; and providing an effective date.

(Community Enrichment)

(Public Works)

8. A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-06-WT/W(A) to the architect/engineering agreement dated July 15, 2021, as amended, between the City of St. Petersburg, Florida and Wade Trim, Inc. (A/E) for A/E to provide continued project management, continued permitting services, and design services related to the Forest Lakes 36 TM Replacement Project in an amount not to exceed \$396,370.72; providing that the total Task Order, as amended, shall not exceed \$483,191.71 (ECID Project No. 24141-130; Oracle No. 20184); and providing an effective date.

(Appointments)

(Miscellaneous)

9. Health, Energy, Resilience, and Sustainability Committee Meeting Minutes (January 16, 2025)
10. A resolution regarding the task force established to evaluate and make recommendations concerning the development of Advanced Air Mobility in the city of St. Petersburg; Affirming that the Task Force should hold its organizational meeting as soon as practicable; amending resolution 2025-106 as necessary to accommodate rescheduling of the organizational meeting.
11. Housing, Land Use, and Transportation Committee Meeting Minutes (March 6, 2025)
12. Budget, Finance and Taxation Committee Meeting Minutes (March 27, 2025)

MEETING AGENDA

CITY OF ST. PETERSBURG

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

Economic and Workforce Development Committee

Thursday, April 24, 2025, 9:00 a.m., Conference Room 100

Budget, Finance & Taxation Committee

Thursday, April 24, 2025, 10:30 a.m., Conference Room 100

Committee of the Whole- FY 2026 CIP Budget

Thursday, April 24, 2025, 1:30 p.m., Conference Room 100

City Council Meeting

Thursday, May 1, 2025, 9:00 a.m., City Council Chamber

CITY OF ST. PETERSBURG
Board and Commission Vacancies



PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

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

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

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

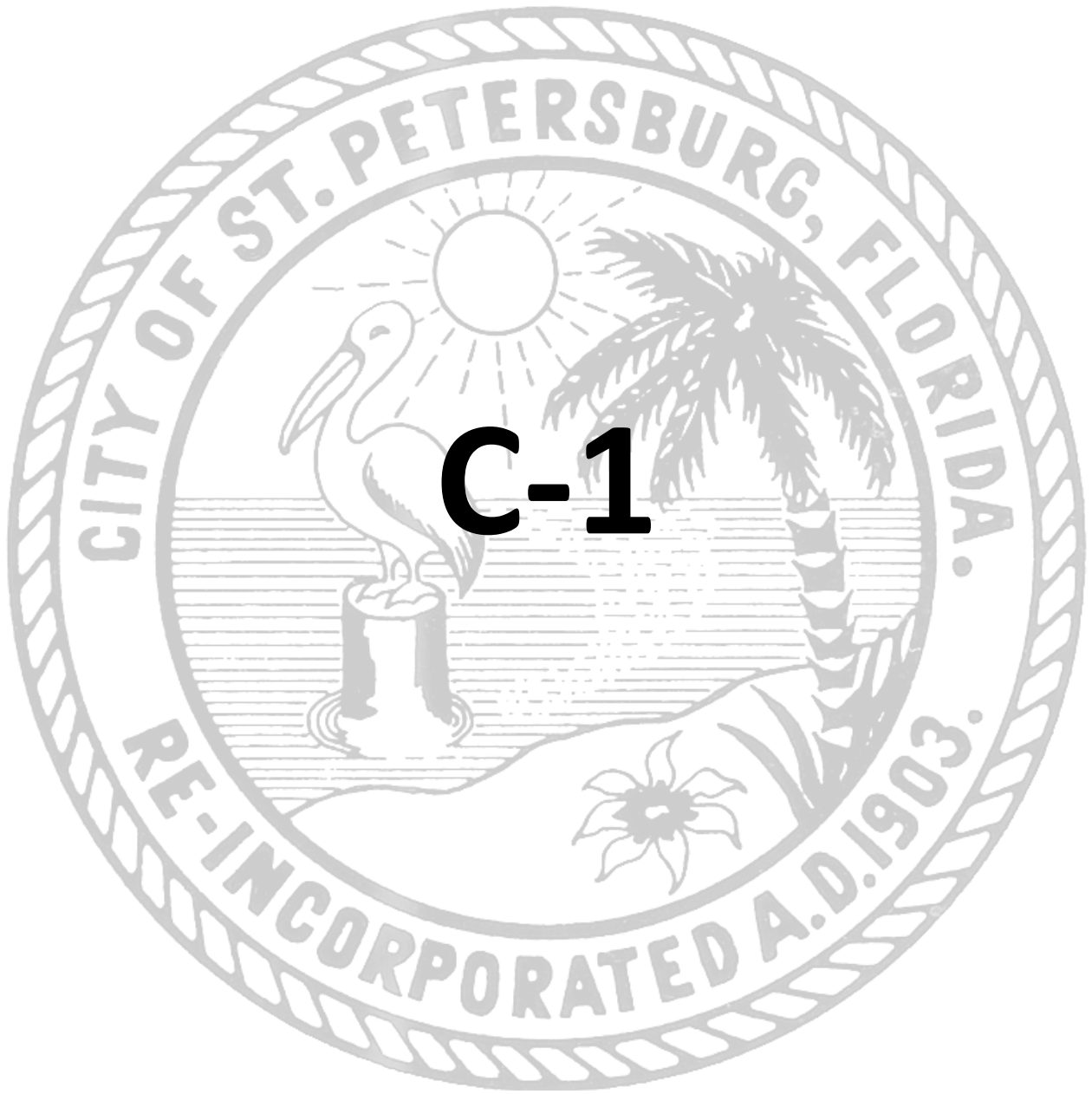
- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

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

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

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The following page(s) contain the backup material for Agenda Item: Lealman Resident Requesting to Speak at a City Council Meeting Regarding Activities Around 34th St. N and 38th Ave N
Please scroll down to view the backup material.



CITY COUNCIL AGENDA ITEM OF CORRESPONDENCE

DATE: April 7, 2025

TO: The Honorable Members of City Council

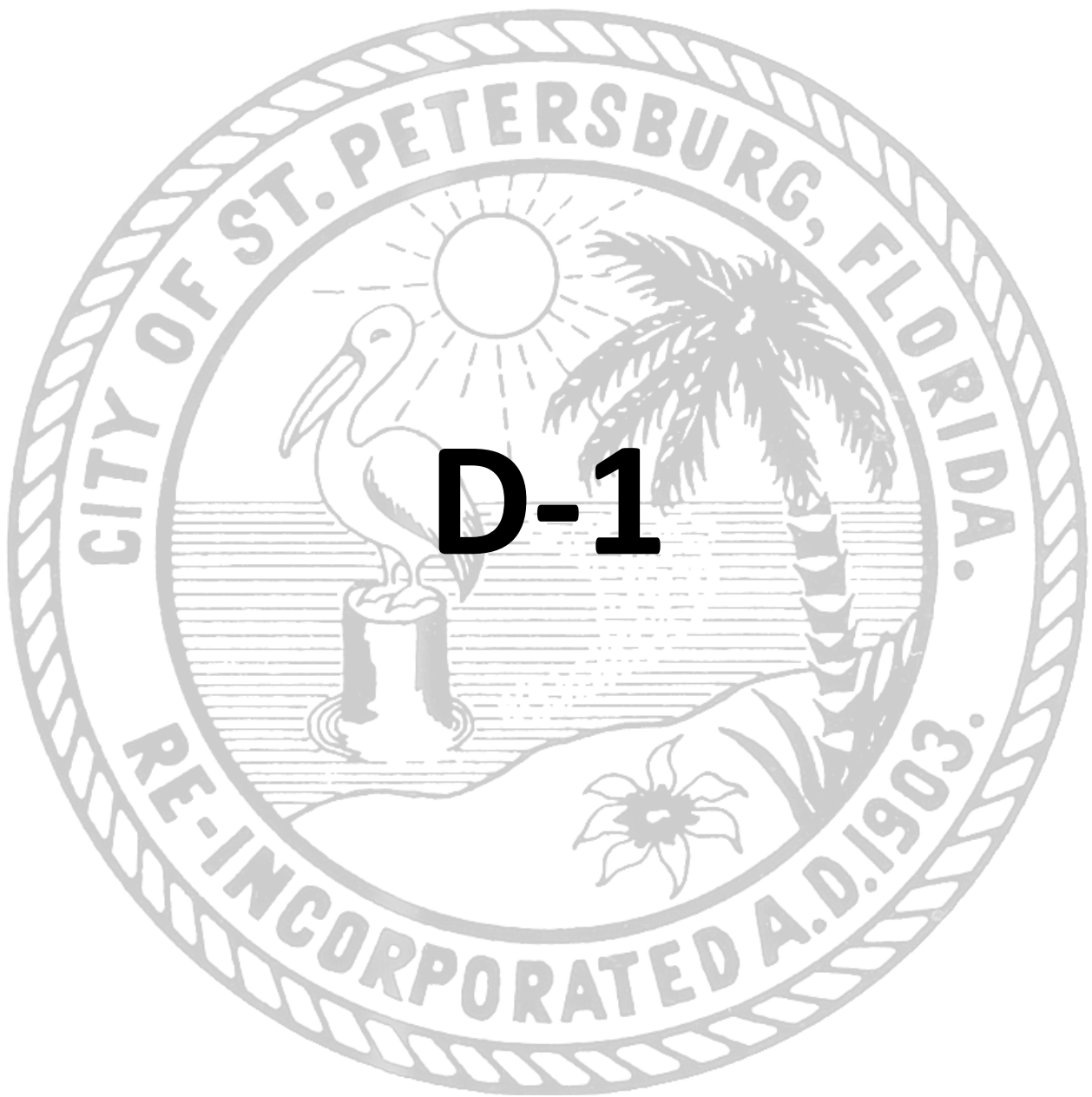
SUBJECT: Lealman Resident Requesting to Speak at a City Council Meeting
Regarding Activities Around 34th St. N and 38th Ave N

CORRESPONDENT: Frank Matowitz

SCHEDULE FOR COUNCIL ON: April 17, 2025

Copley Gerdes
Council Chair, District 1

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



D-1

CITY COUNCIL AGENDA

Presentation Item

DATE: March 21, 2025

TO: The Honorable Members of City Council

SUBJECT: Proclamation – Arbor Day

PRESENTER: City Council Member Brandi Gabbard

SCHEDULE FOR COUNCIL ON: April 17, 2025

Mayor Kenneth T. Welch

Proclamation



CITY OF ST. PETERSBURG

- WHEREAS,** Trees enhance the quality of life by cleansing air and water, providing critical shade, and serving as natural and vital habitat for a variety of birds and foraging fauna; and
- WHEREAS,** Trees help moderate temperatures by creating a cooling effect which can counteract the heating effect of pavement and buildings in an urban environment; and
- WHEREAS,** Trees promote social, economic, and environmental health by capturing and slowing stormwater runoff, filtering air pollution, reducing nutrient loading in water systems and flooding of neighborhoods, and contributing to the character and aesthetic beauty of neighborhoods and business districts; and
- WHEREAS,** The City of St. Petersburg wishes to create awareness and appreciation for trees among all the residents of this community; and
- WHEREAS,** Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- WHEREAS,** The City of St. Petersburg supports the concept of Arbor Day and wishes to enhance its tree resources, through commemorative plantings on an annual basis; and
- WHEREAS,** The City of St. Petersburg supports being designated a “Green City” through programming to conserve water, plant trees, preserve estuaries and sensitive lands, provide earth-friendly recycling programs, and the City’s initiative to reduce its carbon footprint.

NOW THEREFORE, I, Kenneth T. Welch, Mayor of St. Petersburg, Florida, do hereby recognize the observation of

ARBOR DAY

through our annual Green Thumb Festival held on the fourth weekend of April and encourage all residents to join us in this observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 17th day of April 2025.

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

Kenneth T. Welch
Mayor

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



D-2

CITY COUNCIL AGENDA

Presentation Item

DATE: March 20, 2025

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Earth Day

PRESENTER: City Council Member Brandi Gabbard

SCHEDULE FOR COUNCIL ON: April 17, 2025

Mayor Kenneth T. Welch

Proclamation



- WHEREAS,** The Tampa Bay Region is an environmentally rich and ecologically diverse community with an estuary that is a valuable and productive regional resource; and
- WHEREAS** Earth Day was originally observed on April 22, 1970, by more than 20 million Americans leading to the creation of the United States Environmental Protection Agency and the Federal Clean Air and Clean Water Acts; and
- WHEREAS,** The Tampa Bay Region faces challenges to protect our environmental resources and quality of life, including the basic needs of clean air, pure water, and natural habitats for future generations; and
- WHEREAS,** The Tampa Bay area's environmental resources have greatly benefitted from the legislative and public awareness generated by the observance of Earth Day; and
- WHEREAS,** April 22, 2025, is ***Earth Day***, to be celebrated throughout the month of April and in many communities in the Tampa Bay Region.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim April 22, 2025, as

EARTH DAY

in St. Petersburg and encourage all citizens to commemorate Earth Day by attending community events and by acting both individually and collaboratively to promote a more sustainable and resilient future for St. Petersburg.

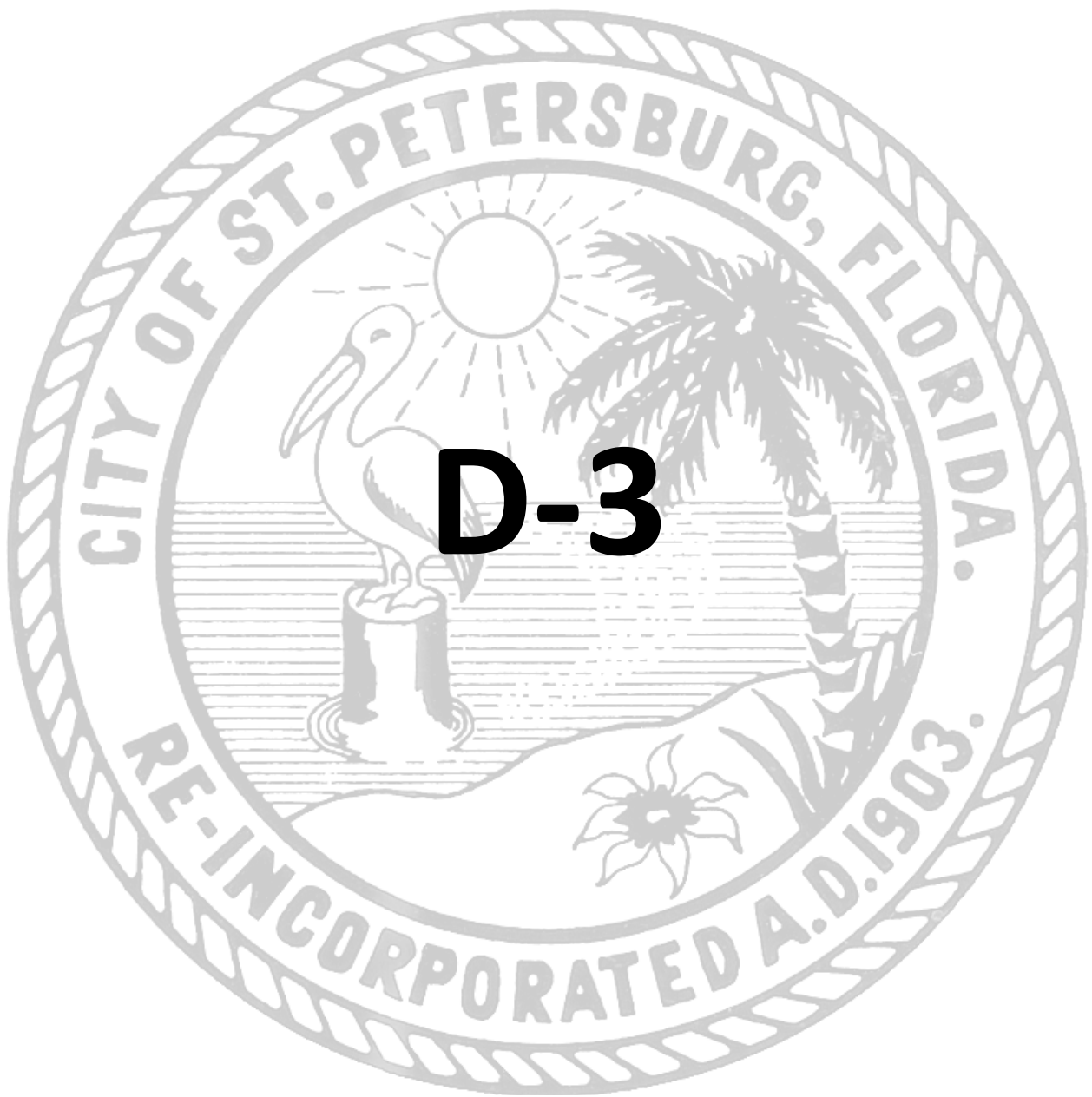
IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 10th day of April 2025.

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

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Proclamation ~ Small Business Week

Please scroll down to view the backup material.



CITY COUNCIL AGENDA

Presentation Item

DATE: March 20, 2025

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Small Business Week

PRESENTER: Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: April 17, 2025

Mayor Kenneth T. Welch

Proclamation



CITY OF ST. PETERSBURG

- WHEREAS,** The President of the United States has proclaimed National Small Business Week every year since 1963 to highlight the programs and services available to entrepreneurs through the U.S. Small Business Administration and other government agencies; and
- WHEREAS,** America's progress has been driven by pioneers who think big, take risks, and work hard; and
- WHEREAS,** From the storefront shops that anchor our business districts to the high-tech startups that keep St. Pete on the cutting edge, small businesses are the fabric of our economy and the cornerstones of our city's promise; and
- WHEREAS,** The City of St. Petersburg is proud to recognize small businesses and our valued collaborative partners who contribute to their development and growth by providing support and services; and
- WHEREAS,** When we support small business, jobs are created, and local communities preserve their unique culture.

NOW THEREFORE, I, KENNETH T. WELCH, Mayor of St. Petersburg, Florida, do hereby proclaim May 5 to May 9, 2025, as

National Small Business Week

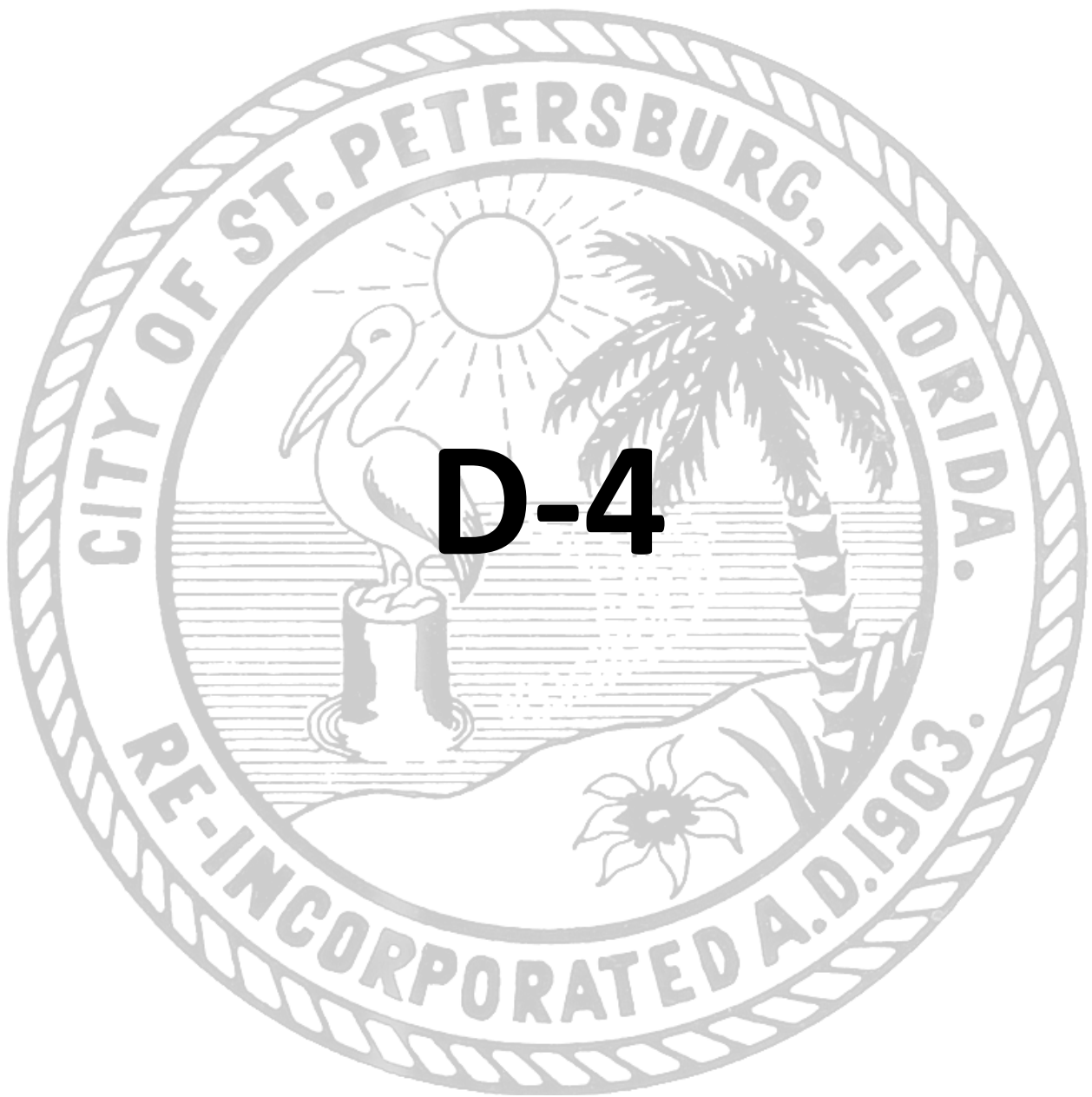
in the city of St. Petersburg, Florida, and urge all citizens to observe this week and honor the strength of small businesses, local, state, and nationwide.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 10th day of April 2025.

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

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Christine Page - Distinguished Citizen Award
Please scroll down to view the backup material.



D-4

CITY COUNCIL AGENDA PRESENTATION ITEM

DATE: April 3, 2025

TO: The Honorable Members of City Council

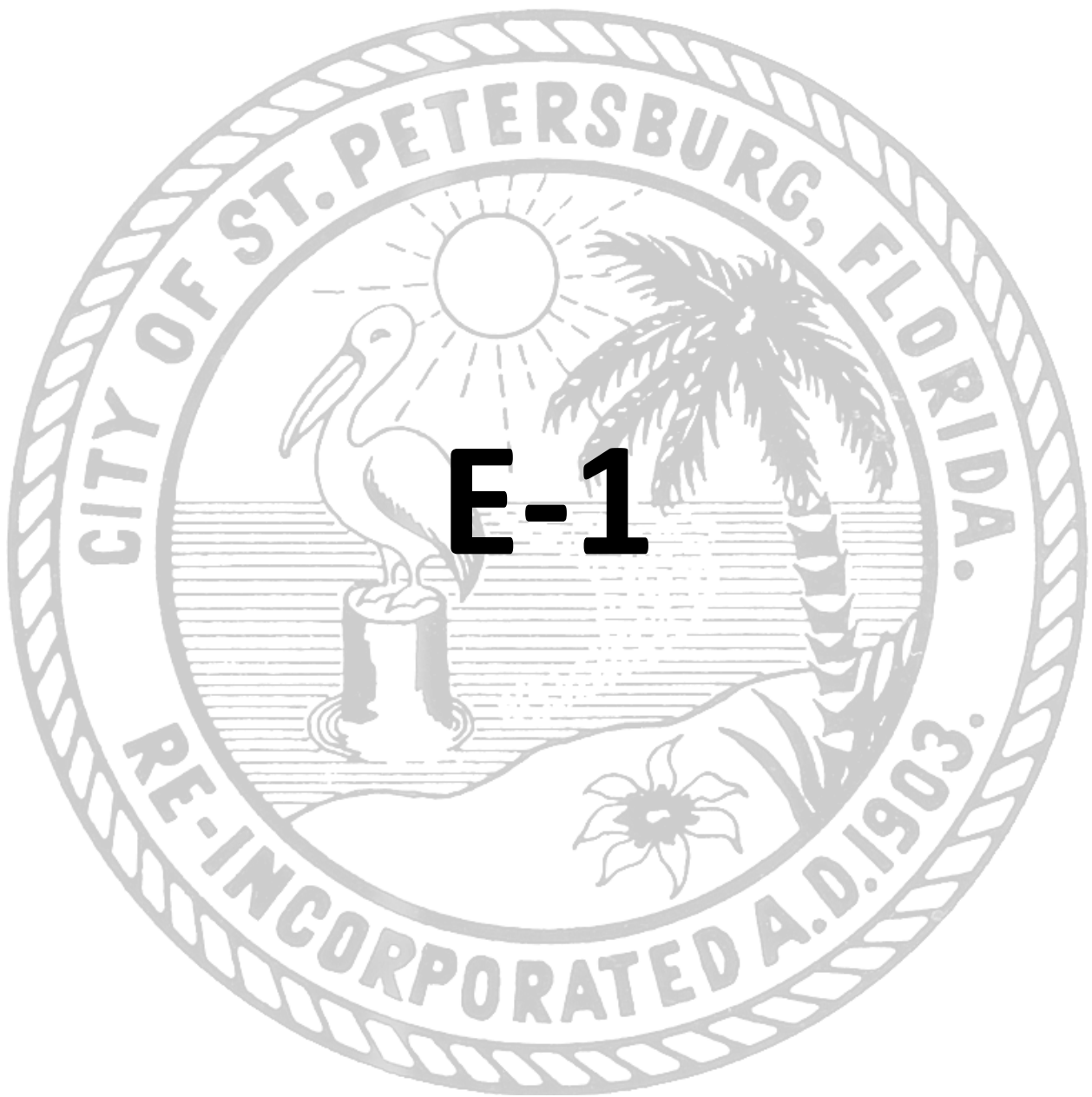
SUBJECT: Christine Page - Distinguished Citizen Award

PRESENTER: Council Member Gina Driscoll

SCHEDULE FOR COUNCIL ON: April 17, 2025

Council Member Gina Driscoll
District 6

The following page(s) contain the backup material for Agenda Item: Albert Whitted FDOT
Please scroll down to view the backup material.



E-1

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of April 17, 2025

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

FROM: Richard Lesniak, Airport Manager, Enterprise Facilities Department

SUBJECT: An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the Public Transportation Grant Agreement (“PTGA”) and the Assurances (“Grant Assurances”) which are attached to the PTGA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation (“FDOT”) Grant for the Albert Whitted Airport in an amount not to exceed \$134,800 for the construction phase of the Rehab Airfield Vault FY23 Project (19235); authorizing such encumbrances or restrictions not to exceed 20 years from the effective date of the PTGA; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

EXPLANATION: Ordinance 617-G was passed by City Council on September 18, 2003 and approved by the voters in a referendum held on November 4, 2003. Ordinance 617-G amended the City Charter by adding Section 1.02(c)(5)B which authorizes City Council, by ordinance (“Ordinance”), after a public hearing, to permit the recording of encumbrances on Albert Whitted Airport as follows:

Encumbrances or restrictions of up to twenty years for that property or portions of that property generally known as Albert Whitted Airport which would restrict the use of that property, or portions of that property, to airport uses each time such a restriction is executed. The Albert Whitted property is generally described as:

All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida

The Florida Department of Transportation (“FDOT”) has offered the City a grant (“Grant”) in the amount of \$134,800 to be used toward the construction phase of the Rehab Airfield Vault FY23 Project (#19235) at the Albert Whitted Airport. The grant provides up to eighty percent (80%) of the City’s match requirement for the Federal Aviation Administration (FAA) Grant for this project. The FAA Grant will provide ninety percent (90%) of the eligible project costs, meaning the City is obligated to provide the remaining ten percent

(10%) match. Accordingly, this FDOT grant will drop the City's FAA match requirement to two percent (2%) and provide up to eight percent (8%) of the total project cost.

Project Funding Summary

FAA (90)%	\$1,516,500
FDOT (8%)	\$ 134,800
City (2%)	\$ 33,700
Total	<u>\$1,685,000</u>

The general scope of this project includes adding an emergency generator to the airfield vault and the upgrade and replacement of wiring, wiring chases, regulators and other pieces of equipment that is old and worn. Work also includes other structural and building system (i.e. electrical, HVAC, etc.) improvements to further protect and harden the vault building and equipment, and any necessary civil changes to address surface drainage.

Acceptance of the Grant requires the City to execute a Public Transportation Grant Agreement ("PTGA") which includes certain grant assurances, which inter alia require that the City will use the project facilities and equipment, paid for with grant funding provided by the PTGA, to provide or support public transportation and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the PTGA.

Each Ordinance may only address one encumbrance and requires the affirmative vote of six Council Members for adoption.

This is a first reading of the Ordinance.

RECOMMENDATION: Administration recommends adoption of the attached Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the Public Transportation Grant Agreement ("PTGA") and the Assurances ("Grant Assurances") which are attached to the PTGA, to be executed by the City, as a requirement for receipt of the Florida Department of Transportation ("FDOT") Grant for the construction phase of the Airfield Vault Rehab at the Albert Whitted Airport (Project #19235); authorizing such encumbrances or restrictions not to exceed 20 years from the effective date of the PTGA; authorizing the Mayor or his designee to accept the Grant in the amount of \$134,800; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

COST/FUNDING/ASSESSMENT INFORMATION: Revenue in the amount of \$134,800 is to be received from the Florida Department of Transportation and deposited into the Airport Capital Improvements Fund (4033). Funds have been previously appropriated in the Airport Capital Improvements Fund (4033), Rehab Airfield Vault FY23 Project (19235). This amount will be applied toward the City's ten percent (10%) FAA match requirement

currently estimated at \$168,500. Accordingly, this drops the City's match to two percent (2%) or \$33,700. The grant application for the FAA portion of this project will be submitted once final construction bids are secured, which is expected to occur later this spring/early summer. This FAA grant portion of the funding will be scheduled for an additional Ordinance process with City Council once the FAA grant offer is made.

Approvals:

Administration: James A. Corbett Budget: Kaitlyn Berger

ORDINANCE NO. _____

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(C)(5)B., ST. PETERSBURG CITY CHARTER, AUTHORIZING THE EXECUTION OF THE PUBLIC TRANSPORTATION GRANT AGREEMENT (“PTGA”) AND THE ASSURANCES (“GRANT ASSURANCES”) WHICH ARE ATTACHED TO THE PTGA, TO BE EXECUTED BY THE CITY, AS A REQUIREMENT FOR RECEIPT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”) GRANT FOR THE ALBERT WHITTED AIRPORT IN AN AMOUNT NOT TO EXCEED \$134,800 FOR THE CONSTRUCTION PHASE OF THE REHAB AIRFIELD VAULT FY23 PROJECT (19235); AUTHORIZING SUCH ENCUMBRANCES OR RESTRICTIONS NOT TO EXCEED 20 YEARS FROM THE EFFECTIVE DATE OF THE PTGA; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR EXPIRATION.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION ONE. Albert Whitted Airport (“Airport”) is described in the City of St. Petersburg, Florida, City Charter, Section 1.02(c)(5) B. as: All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida.

SECTION TWO. The Florida Department of Transportation (“FDOT”) has offered the City a grant for the construction phase of the Rehab Airfield Vault FY23 Project (19235) at the Airport (“Project”) in an amount not to exceed \$134,800 (such grant, the “FDOT Grant”). Based on the current construction estimate, the total construction costs for the Project are \$1,685,000. The FDOT Grant provides funding for up to 8% of the total eligible cost of the Project.

SECTION THREE. It is the City’s intention to additionally apply for a grant from the Federal Aviation Administration in the amount of \$1,516,500, which will pay up to 90% of the construction costs of the Project (“FAA Grant”) and that will require the City to provide funding for the remaining 10% of the construction costs.

SECTION FOUR. As a result of funding from the FDOT Grant and prospective FAA Grant, the City’s direct Project construction costs will reduce to 2% of the total Project cost, in an amount estimated to be \$33,700.

SECTION FIVE. As a requirement for receipt of the FDOT Grant for the Project that is the subject of this ordinance, the grant documents require that the City will not sell, lease, encumber or otherwise transfer or dispose of any part of the City's right, title or other interests in the Airport, nor cause or permit any activity or action on the Airport which would interfere with its use for airport purposes for a period not to exceed 20 years from the date of acceptance of the Grant. Such restrictions and encumbrances on the Airport are hereby authorized as required by the City Charter.

SECTION SIX. The Mayor or his designee is authorized to accept a grant from the FDOT in the amount of \$134,800.

SECTION SEVEN. The Mayor or his designee is authorized to execute all documents necessary to effectuate this ordinance.

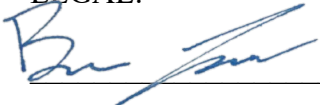
SECTION EIGHT. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

SECTION NINE. Compliance with § 166.041(4), Florida Statutes. This ordinance is required for compliance with state law or regulation and required to implement a contract or agreement. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

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

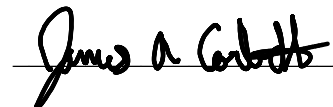
SECTION ELEVEN. Expiration. In the event the City does not accept the FDOT Grant as set forth in Section Two, above, or if the City is not awarded the FAA Grant as set forth in Section Three, above, within one year of the effective date of this ordinance, this ordinance shall expire.

LEGAL:

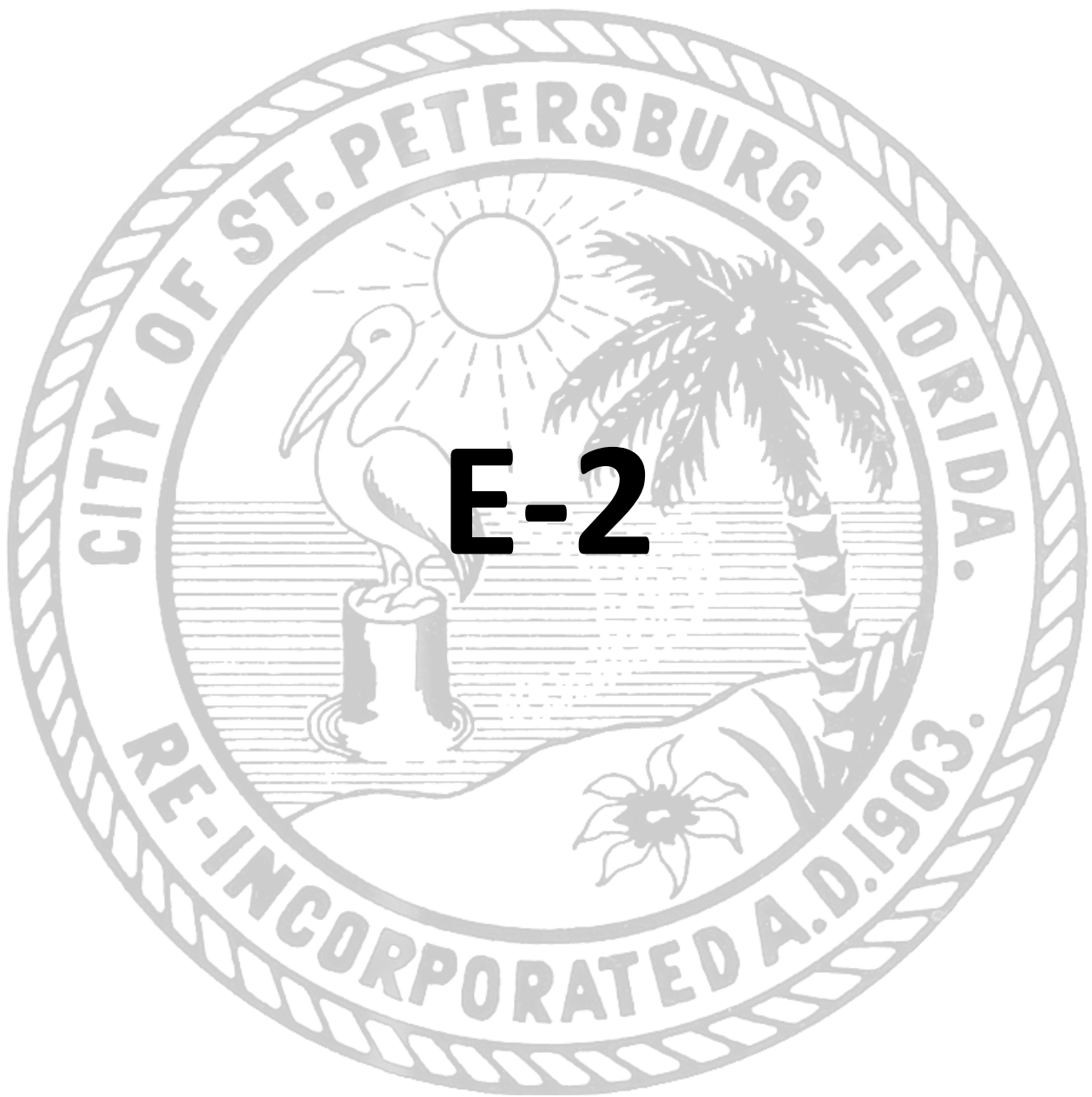


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DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: Ordinance 608-H, an ordinance of the City of St. Petersburg, Florida amending Chapter 17.5, Article VI. of the City Code related to Affordable Housing Site Plan Approval; amending section 17.5-111. related to applicability criteria; creating a new section 17.5-124. related to conforming uses; providing for severability; and providing an effective date. (LDR 2025-01)
Please scroll down to view the backup material.



E-2



ST. PETERSBURG CITY COUNCIL

Meeting of April 17, 2025

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

SUBJECT: Ordinance 608-H, Ordinance 608-H, an ordinance of the City of St. Petersburg, Florida amending Chapter 17.5, Article VI. of the City Code related to Affordable Housing Site Plan Approval; amending section 17.5-111. related to applicability criteria; creating a new section 17.5-124. related to conforming uses; providing for severability; and providing an effective date.

BACKGROUND:

In 2020, the Florida State Legislature passed House Bill 1339, which included a provision permitting the governing body of a municipality to approve an affordable and/or workforce development on any parcel with residential, commercial, or industrial zoning. In 2021, three (3) ordinances were adopted which permitted City Council to review and potentially approve affordable and/or workforce housing development proposals in Neighborhood Traditional, Neighborhood Suburban, Industrial Traditional and Industrial Suburban zoning districts without requiring a rezoning or change of Future Land Use. The ordinance which included the process and review criteria for City Council to follow is included in Chapter 17.5 of the City Code.

In the 2023 legislative session, Senate Bill 102 known as the “Live Local Act” was passed and signed by the governor. On November 30, 2023, City Council approved Ordinances 564-H and 565-H, which included amendments to Chapter 16 and 17.5 to delete the “residential” option, add an administrative process for 40% mandatory projects (F.S. Section 166.04151(7)(a)), subject to the same minimum review criteria as 30% projects; amend standards for 30% optional projects (F.S. Section 166.04151(6)) to eliminate the 5-acre minimum and reduce the 60-unit minimum to a 10-unit minimum for industrial zoning districts, change the process to administrative, eliminate the required public hearing, add an appeal process for applicants; and add a 30-day public comment period.

In the 2024 Legislative Session, [SB 328](#) Affordable Housing passed, amending the Live Local Act. The purpose of the proposed amendments to Chapter 17.5 is to bring our ordinance in conformance with these statutory changes. Modifications include the following:

- Add a Floor Area Ratio (FAR) allowance of up to 6.0 FAR (150% of 4.0);
- Amend height regulations to add a provision relating to proximity to single-family zoning;
- Add a parking exemption for the SunRunner 22nd Street S Overlay (TOD area);
- Amend applicability to exclude airport-impacted areas; and
- Add a non-conforming use provision.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Previous City Council Action: At the Housing, Land Use and Transportation (HLUT) committee meeting on February 13, 2025, Staff provided a presentation on the amendments needed to Chapter 17.5.

Recommended City Council Action:

- 1) CONDUCT the first reading of the attached proposed ordinance; AND
- 2) SET the second reading and public hearing for May 1, 2025.

Attachments: Ordinance

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING CHAPTER 17.5, ARTICLE VI. OF THE CITY CODE RELATED TO AFFORDABLE HOUSING SITE PLAN APPROVAL; AMENDING SECTION 17.5-111. RELATED TO APPLICABILITY CRITERIA; CREATING A NEW SECTION 17.5-124. RELATED TO CONFORMING USES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION ONE. Section 17.5-111. of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 17.5-111. – ~~Qualifying property~~ Applicability.

To qualify for application for the affordable housing site plan approval process, property shall meet the following minimum criteria:

- (a) The property shall have a current zoning designation of Commercial Corridor Traditional (CCT), Commercial Corridor Suburban (CCS), Industrial Suburban (IS), Industrial Traditional (IT), Downtown Center (DC) Regional Center (RC), Employment Center (EC), or Institutional Center (IC).
- (b) The development proposal submitted for review pursuant to F.S. § 166.04151(6) in an IT or IS zoning district shall consist of ten or more dwelling units.
- (c) Projects submitted for review pursuant to F.S. § 166.04151(6) located in an Industrial Traditional or Industrial Suburban zoning district shall meet the following additional location criteria:
 - (1) Shall be located within two miles of a public school including a vocational school;
 - (2) Shall be located within a ¼ mile of a PSTA bus line;
 - (3) Shall be located within one mile of a grocery store; and
 - (4) Shall be located within one mile of the Pinellas Trail or City park.
- (d) All of the proposed dwelling units shall have a restrictive covenant that requires the dwelling units to be affordable to qualified buyers or renters at 120 percent of area median income or below for a minimum period of 30 years. Notwithstanding the foregoing, development proposals submitted for review pursuant to F.S. § 166.04151(6) may designate no less than 30 percent of the proposed dwelling units as affordable so long as 50 percent of those dwelling units are designated as affordable to qualified buyers or renters at 80 percent of area median income or below for a minimum period of 30 years.

Notwithstanding the foregoing, development proposals submitted for review pursuant to F.S. § 166.04151(7)(a) shall designate no less than 40 percent of the proposed

dwelling units as affordable to renters at 120 percent of area median income or below for a minimum period of 30 years.

- (e) For mixed use projects on a property, other permitted uses besides affordable housing sought pursuant to this section are subject to Chapter 16 of the City Code. However, for development proposals submitted for review pursuant to F.S. § 166.04151(6) within an Industrial Traditional or Industrial Suburban zoning district, accessory commercial uses such as cafes, restaurants, drug stores or pharmacies, and grocery stores up to 10,000 square feet are exempt from this requirement.
- (f) For development proposals submitted pursuant to F.S. § 166.04151(7)(a), projects shall comply with the following:
 - i. Maximum density shall be 82 dwelling units per acre.
 - ii. Floor Area Ratio (FAR) shall not exceed 6.0.
 - iii. If the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, the height of the proposed development shall be 150 percent of the tallest building on any property adjacent to the proposed development or 300-feet. For the purposes of this paragraph, the term “adjacent to” means those properties sharing more than one point of a property line but does not include properties separated by a public road.
 - iv. Projects located in Industrial zoning districts shall follow the land development regulations of the Neighborhood Suburban Multi-family-1 (NSM-1) District; projects located in commercial/mixed-use districts shall follow the district standards of the underlying commercial/mixed-use district.
 - v. Projects located within the SunRunner Target Employment Center Local Overlay District shall be mixed-use residential and otherwise comply with requirements of the Overlay District regulations except for use, height, density, floor area ratio, and parking.
 - vi. Projects shall not be located in an airport hazard area as provided in F.S. § 333.03(5).
- ~~have a maximum density of 82 dwelling units per acre and maximum height shall be the highest currently allowed height for a commercial or residential development located within 1 mile of the proposed development or 3 stories, whichever is higher. Projects located in Industrial zoning districts shall follow the land development regulations of the Neighborhood Suburban Multi-family-1 (NSM-1) District; projects located in commercial/mixed-use districts shall follow the district standards of the underlying commercial/mixed-use district.~~
- (g) There shall be no variances granted to these criteria.

SECTION TWO. The St. Petersburg City Code is hereby amended by adding a new Section 17.5-124. to read as follows:

Section 17.5-124. – Conforming uses.

Notwithstanding the City’s comprehensive plan, future land use designation, or zoning, and in accordance with F.S. § 166.04151(8), any development authorized under F.S. § 166.04151(7)(a)

must be treated as a conforming use even after the sunset date set forth in this Article and the development's affordability period as provided in F.S. § 166.04151(7)(a). If at any point during the development's affordability period the development violates the affordability period requirement provided in F.S. § 166.04151(7)(a), the development must be allowed a reasonable time to cure such violation. If the violation is not cured within a reasonable time, the development must be treated as a nonconforming use.

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

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

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

LEGAL:

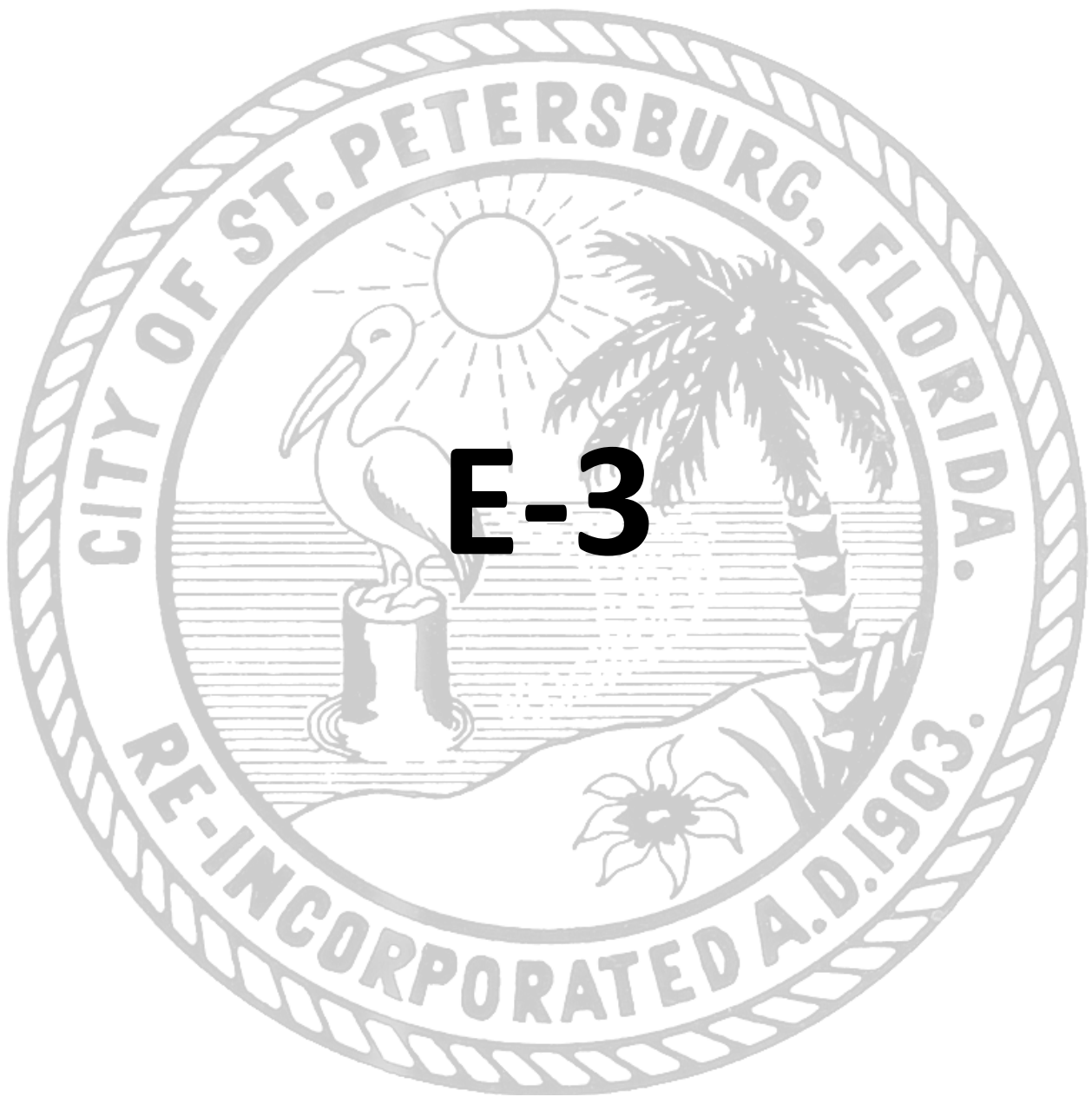

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ADMINISTRATION:



The following page(s) contain the backup material for Agenda Item: Ordinance 1172-V approving the vacation of the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000007)

Please scroll down to view the backup material.



E-3



ST. PETERSBURG CITY COUNCIL

Meeting of April 17, 2025

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

SUBJECT: Ordinance 1172-V approving the vacation of the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 24-33000007)

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 May 1, 2025.

The Request: The request is to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue (see attached Location Map). The Applicant owns the property on both sides of the area to be vacated. The alley contains a City sewer line and is a dead end at its eastern terminus, where it abuts the Interstate-275 overpass.

Discussion: The purpose of the vacation is to facilitate future redevelopment of the property. A concept plan has been submitted with the application showing a possible development scenario (see attached Staff Report). That scenario includes a 6-foot-wide east-west pedestrian walkway in the vicinity of the existing alley and removal of the HVAC building that is currently located in the alley, which received a minor easement for that location in 1996.

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

Agency Review: The application was routed to the standard list of City Departments and private utility providers. Water Resources objects to the vacation due to the location of an existing 8-inch sewer pipe in the alley. Approval may be considered if a 20-foot-wide Public Utility Easement is dedicated over the sewer line or if the sewer line is re-routed. Engineering has a similar objection. Receipt of a Letter of No Objection from Engineering and Water Resources and compliance with the Engineering and Water Resources Review Memos is a recommended condition of approval. Engineering notes that buildings, building elements such as stairs and possibly parking would not be permitted within a future Public Utility Easement.

The Transportation and Parking Management Department does not object to the vacation; the 6-foot-wide east-west pedestrian path in the vicinity of the alley on the concept plan was viewed favorably. The foregoing review letters are part of the attached Staff Report.

Duke Energy and Frontier Communications have objected to the application because they have facilities in the alley. The Applicant will be required to work with the private utilities to obtain a Letter of No Objection by either relocating the facilities or providing an easement over the utilities in their current location.

DRC Action/Public Comments: On March 5, 2025, the DRC held a public hearing on the case. No objectors or other commentors appeared. The DRC considered the case and voted 6-1 to add a recommended Condition of Approval, requiring the installation of an east-west pedestrian walkway through the property. The DRC then voted 7-0 to recommend approval of the proposed vacation.

City Staff has received no objections from the public on the application, including the Grand Central Business Association, the Warehouse Arts District Association and CONA.

RECOMMENDATION:

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

1. Per 16.40.140.2.1.F, the Applicant shall replat the vacated right-of-way and abutting properties and receive final plat approval.
2. The Applicant shall obtain a Letter of No Objection from Water Resources and comply with their review memo dated February 25, 2025.
3. The Applicant shall obtain a Letter of No Objection from Engineering and comply with their review memo dated February 18, 2025.
4. The Applicant shall obtain a Letter of No Objection from Duke Energy and Frontier Communications.
5. The applicant shall dedicate an east-west easement through the property for a public pedestrian walkway with minimum width of 6-feet on the final plat.
6. 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.
7. 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 Department Review Memos

ORDINANCE NO. 1172-V

AN ORDINANCE APPROVING THE VACATION OF THE WESTERN 120 FEET OF THE 20-FOOT ALLEY ABUTTING LOTS 5 THROUGH 8 IN BLOCK 16 OF FULLER'S SUBDIVISION, LOCATED AT 1833 1ST AVENUE SOUTH AND 1850 CENTRAL AVENUE; 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 March 5, 2025. (City File No. DRC 24-33000007):

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 Applicant shall replat the vacated right-of-way and abutting properties and receive final plat approval.
2. The Applicant shall obtain a Letter of No Objection from Water Resources and comply with their review memo dated February 25, 2025.
3. The Applicant shall obtain a Letter of No Objection from Engineering and comply with their review memo dated February 18, 2025.
4. The Applicant shall obtain a Letter of No Objection from Duke Energy and Frontier Communications.
5. The applicant shall dedicate an east-west easement through the property for a public pedestrian walkway with minimum width of 6-feet on the final plat.
6. 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.
7. 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. This ordinance is enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, land development agreements, and development permits. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

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

Michael J. Dema
LEGAL

Elizabeth Abernethy
PLANNING & DEVELOPMENT
SERVICES DEPT.

SURVEYOR'S REPORT

**SEC. 24, TWP. 31 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA**

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

20' ALLEY VACATION EASEMENT

EXHIBIT "A"

DESCRIPTION:

THAT CERTAIN ALLEY LOCAATED IN BLOCK 16, FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 16, FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF LOT 5 & 6, N89°56'55"E, 120.06 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 275 SOUTH; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°01'04"E, 19.73 FEET TO THE NORTH LINE OF LOT 7 & 8; THENCE ALONG SAID NORTH LINE, S89°45'12"W, 120.05 FEET TO THE EAST RIGHT-OF-WAY OF 19TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°02'56"W, 20.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,393 SQUARE FEET, OR 0.055 ACRES MORE OR LESS.

DATA SOURCES:

1. BASIS OF BEARING IS THE EAST RIGHT-OF-WAY OF 19TH STREET NORTH, BEING N00°02'56"W. (ASSUMED)
2. PLAT OF FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE
COACHMAN
ROAD, UNIT F
CLEARWATER,
FL 33765
PHONE:
727-475-8088



Digitally signed by
George R Martin
DN: C=US, O=Florida,
dnQualifier=
A01410C00000189D512
5F70001AEFC9, CN=
George R Martin
Reason: I am the author
of this document
Location:
Date: 2024.01.15
10:28:30-05'00'
Foxit PDF Reader
Version: 2023.3.0

**George
R
Martin**
GEORGE R. MARTIN
PROFESSIONAL SURVEYOR &
MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

SHEET NUMBER

1 OF 2

SCALE

N/A

SKETCH DATE

01/15/2023

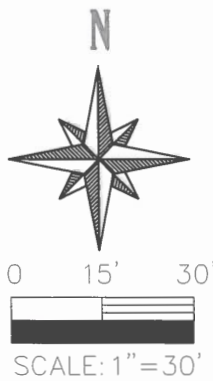
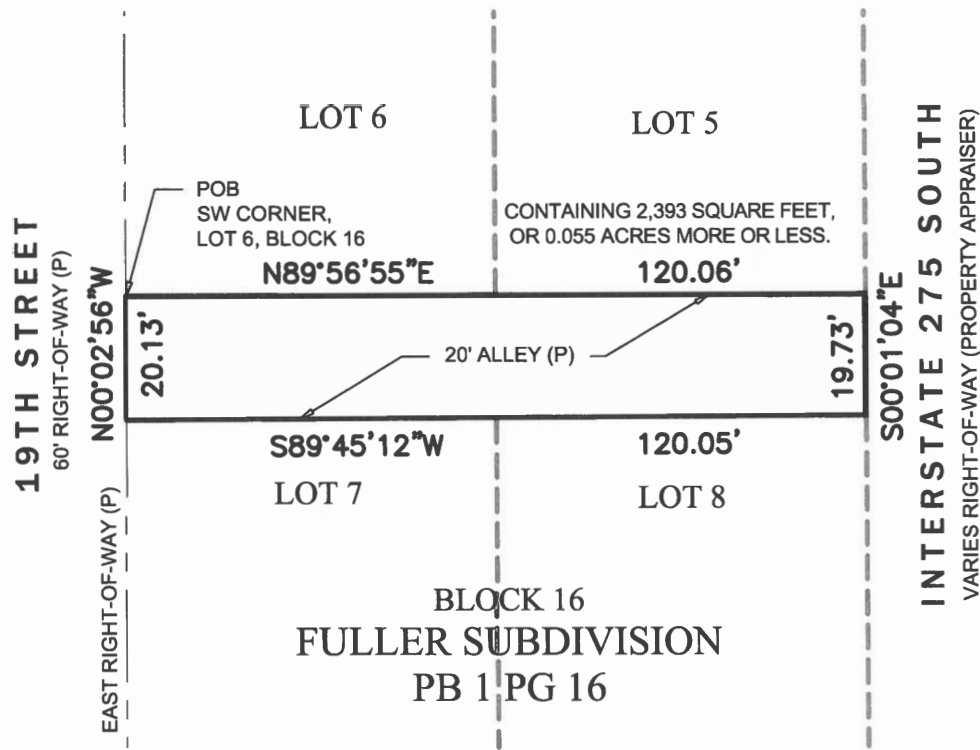
FILE NAME

16-057.DWG

SKETCH:

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

20' ALLEY VACATION EASEMENT



REVISIONS		
#	DATE	DETAILS

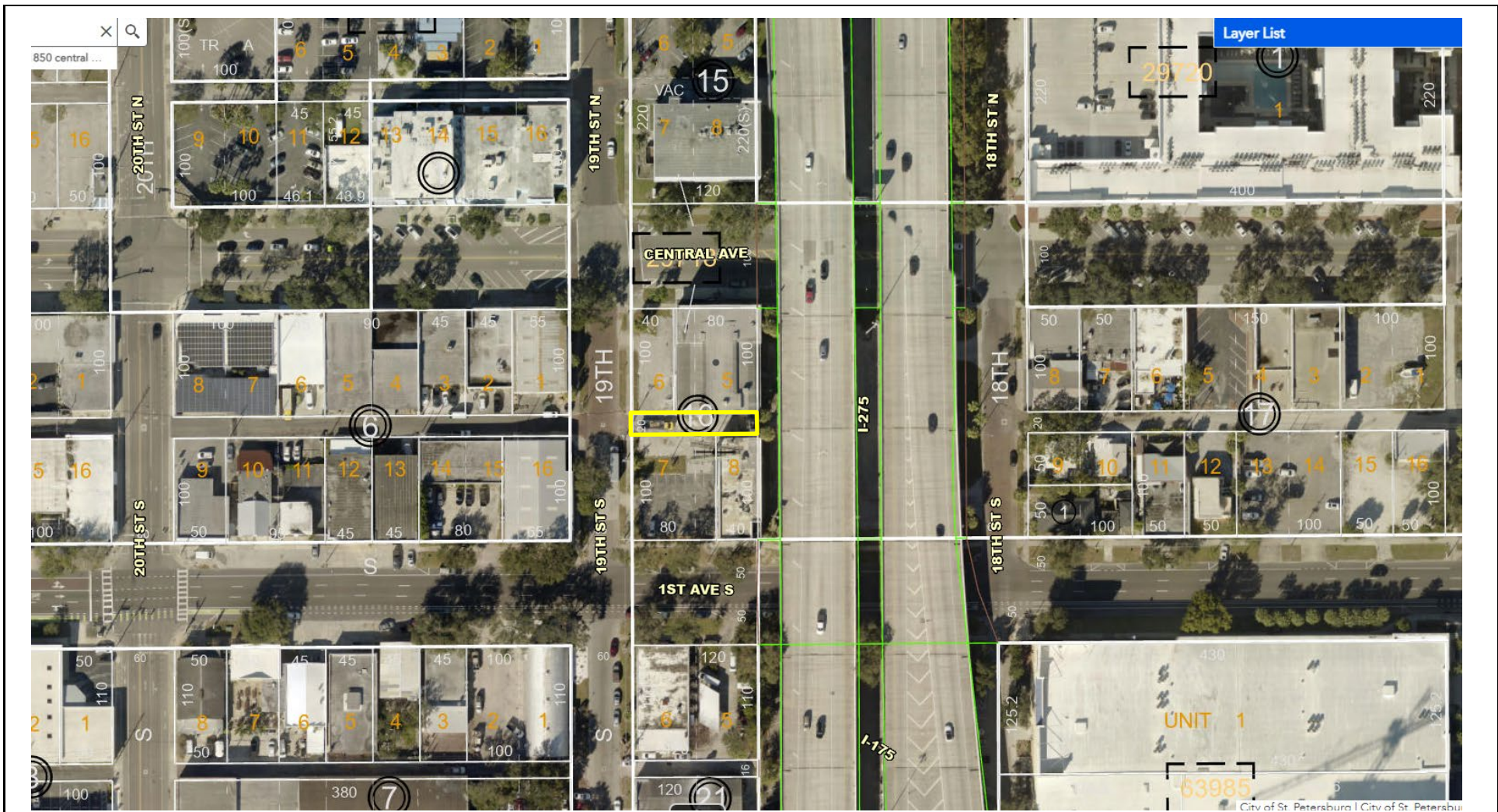
BULLSEYE SURVEYING, INC.

LB 7818
2198 NE
COACHMAN
ROAD, UNIT F
CLEARWATER,
FL 33765
PHONE:
727-475-8088

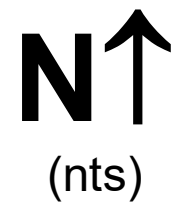


ABBREVIATIONS
DENOTES
BN DY= BOUNDARY
LB= LICENSED BUSINESS
LS= LICENSED SURVEYOR
OR= OFFICIAL RECORDS BOOK
(P)= PLAT
PG= PAGE
PB= PLAT BOOK
POB= POINT OF BEGINNING

SHEET NUMBER
2 OF 2
SCALE
1" = 30'
SKETCH DATE
01/15/2023
FILE NAME
16-057.DWG



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 24-33000007
Address: 1850 Central Ave & 1833 1st Ave S





**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, March 5, 2025, 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:	24-33000007
PLAT SHEET:	H-2
REQUEST:	Approval to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue.
OWNERS:	Penncap, LLC 830 Central Ave, Suite 100 St. Petersburg, FL 33701
AGENT:	Craig Tarasaki, Johnson, Pope, Bokor Ruppel & Burns LLP 490 1 st Ave S, Suite 700 St. Petersburg, FL 33701
ADDRESS:	1833 1st Avenue South and 1850 Central Avenue
PARCEL ID NUMBERS:	24-31-16-29718-016-0050, 24-31-16-29718-016-0060, 24-31-16-29718-016-0070 & 24-31-16-29718-016-0080
ZONING:	Corridor Commercial Traditional – 2 (CCT-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue in the Corridor Commercial Traditional (CCT-2) Zoning District (see Attachment A - Location Map and Attachment B - Photos).

The existing alley serves the Applicant's lots to the north and south of the alley and contains a City sewer line. The lots are developed with commercial buildings, parking lots, and a billboard on the southern lot. In 1996, a minor easement was granted by the City for the location of an HVAC/building connection between the buildings at the eastern end of the alley, which blocks access to the Department of Transportation property to the east. The alley does not continue through the DOT property, which contains the I-275 elevated highway and a surface parking lot that is managed by the City.

The purpose of the vacation is to allow for the future redevelopment of the property. A concept plan has been submitted with the application showing a possible development scenario (see Attachment C – Application). That scenario includes a 6-foot-wide east-west pedestrian walkway in the vicinity of the existing alley and appears to contemplate removal of the HVAC building that currently blocks the alley. A site permit application was submitted in 2023 which shows redevelopment of the property with the alley still intact, without a vacation; that application is referenced in the ECID Review Memo, however has been voided (BP23-06000046).

There have been several similar right-of-way vacations in the area along I-275 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 objects to the vacation due to the location of an existing 8-inch sewer pipe in the alley. Approval may be considered if a 20-foot-wide Public Utility Easement is dedicated over the sewer line or if the sewer line is re-routed (see Attachment E). Receipt of a Letter of No Objection from Water Resources and compliance with the Water Resources Review Memo is a recommended condition of approval.
 - Engineering has a similar objection (see Attachment F). Receipt of a Letter of No Objection from Engineering and compliance with the Engineering Review Memo is a recommended condition of approval. Engineering notes that buildings, building elements such as stairs and parking would not be permitted within a future Public Utility Easement.
 - The Transportation and Parking Management Department does not object to the vacation (see Attachment G). They do note that the alley is located in the study

area of the future planned Trails Crossing Master Plan, which will include areas under 1-275 from 1st Avenue North to south of 3rd Avenue South, and will study ways to increase porosity under the overpass, which has cut off the alleys in the area. The Applicant has provided a concept plan showing a 6-foot-wide east-west pedestrian path in the vicinity of the alley, which was viewed favorably.

- Police, Fire, Sanitation and Urban Planning and Historic Preservation had no objections.
- Duke Energy and Frontier Communications have objected to the application because they have utilities in the area to be vacated. The Applicant will be required to work with both to obtain a Letter of No Objection 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.*

- The vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot record. The Applicant owns all lots affected by the vacation.

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

- The vacation will not adversely impact the existing roadway network because it will not substantially alter utilized travel patterns. Due to the obstruction at the end of the alley, the alley is only utilized by the uses to the north and south of the alley.
- 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.*

- There is no present or future need for the alley, provided that a Public Utility Easement is provided in the vicinity of the alley, or if the sewer line in the alley is re-routed out of the alley.

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

- No other factors were considered.

B. Comprehensive Plan

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

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

Land Use Element Goals:

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

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

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

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

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

Response to TE Policy T2.4: Approval of the application would not impair the intent and purpose of this policy because it has been determined that the right-of-way is not required for present or future public use provided that a Public Utility Easement is provided in the vicinity of the alley, or the sewer line is re-routed out of the alley.

C. Adopted Neighborhood or Special Area Plans

The alley is located within the study area of the Grand Central Master Plan. That plan does not address right-of-way vacations, however does contain a recommendation for several alleys to be targeted for mural wayfinding. The subject alley is not one of those alleys. All alleys are recommended for activation, or usage. The proposed 6-foot-wide east-west pedestrian walkway would be consistent with this goal. The vacation of the alley could assist the property owners with better site utilization, which could allow sufficient space for development of the street frontages, potentially closing gaps in the urban fabric which are caused by surface parking, which is a goal of that plan.

D. Comments from Organizations and the Public

As of the date of this Staff Report, City Staff has received no comments from the public on the application, including the Grand Central Business Association, the Warehouse Arts District Association and CONA.

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

1. Per 16.40.140.2.1.F, the Applicant shall replat the vacated right-of-way and abutting properties and receive final plat approval.
2. The Applicant shall obtain a Letter of No Objection from Water Resources and comply with their review memo dated February 25, 2025.
3. The Applicant shall obtain a Letter of No Objection from Engineering and comply with their review memo dated February 18, 2025.
4. The Applicant shall obtain a Letter of No Objection from Duke Energy and Frontier Communications.
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

2/25/25

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

Date

REPORT APPROVED BY:

/s/ Corey D. Malyszka

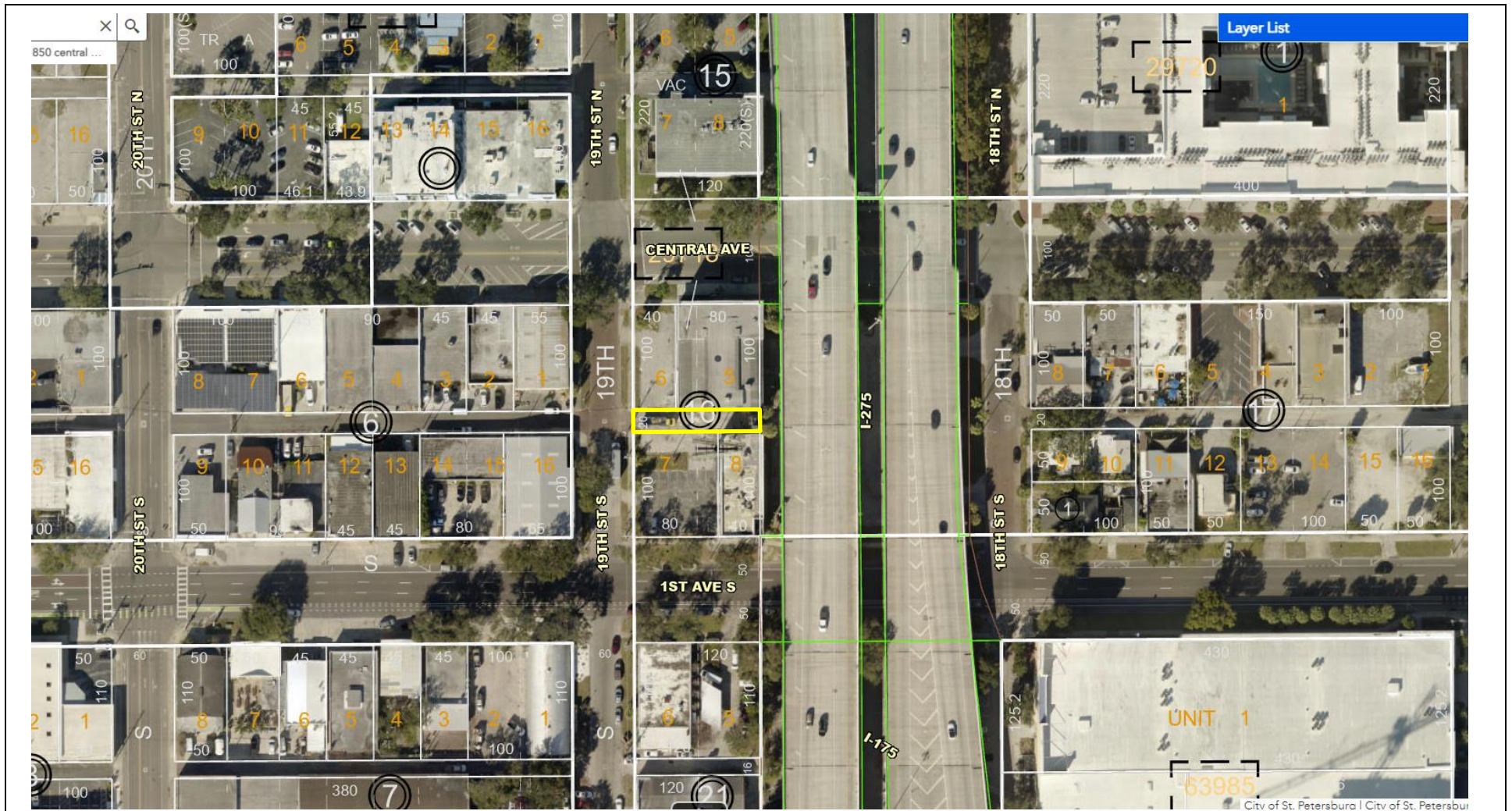
2/25/2025

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

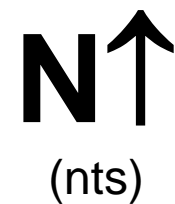
Date

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

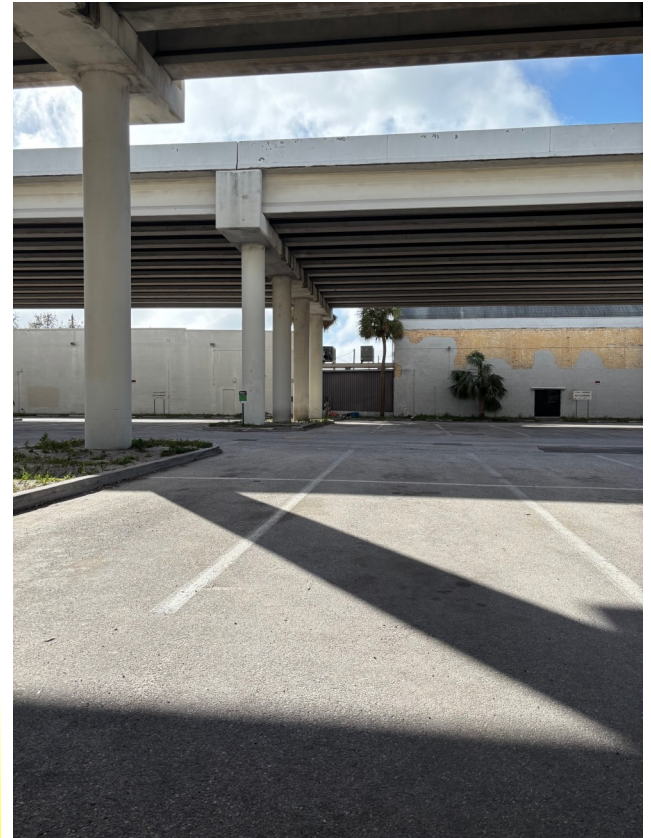
ATTACHMENT A



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 24-33000007
 Address: 1850 Central Ave & 1833 1st Ave S



ATTACHMENT B



View eastward toward the alley, from the street (left) and farther eastward (middle).

View toward terminus of subject alley, showing there is no alley under the I-275 overpass.

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"/> Vacating – Street Right-of-Way |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Vacating – Alley Right-of-Way |
| <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| <input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Penncap, LLC	
Street Address: 830 Central Avenue, Suite 100	
City, State, Zip: St Petersburg, FL 33701	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: Craig Taraszki, Esq. (Johnson, Pope, Bokor, Ruppel & Burns, LLP)	
Street Address: 490 1st Avenue South, Suite 700	
City, State, Zip: St Petersburg, FL 33701	
Telephone No: 727-999-9900	Email Address: craigt@jpfirm.com
PROPERTY INFORMATION:	
Street Address or General Location: 1833 & 1850 Central Avenue	
Parcel ID#(s): 24-31-16-29718-016-0050; -0060; -0070; -0080	
DESCRIPTION OF REQUEST: Vacation of east-west alley bisecting the block bounded by 19th Street South, Central Avenue, I-275, and 1st Avenue South.	
PRE-APPLICATION DATE: 2/22/2024	PLANNER: Cheryl Bergailo

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: _____

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

Date: 6/24/24

Typed name of Signatory: Reid Graves



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Craig A. Taraszki, Partner
490 1st Avenue S, Suite 700
St. Petersburg, FL 33701
Phone: (727) 999-9900
E-mail: CraigT@jpfirm.com

FILE NO.:074270.153741

June 20, 2024

**Application Narrative
1850 Central Avenue – Alley Vacation**

Property Summary

The following 4 tax parcels abut the subject alley:

Parcel Number	Address	Zoning	Owner
24-31-16-29718-016-0050	1850 Central Avenue	CCT-2	Pennicap, LLC
24-31-16-29718-016-0060	Central Avenue	CCT-2	Pennicap, LLC
24-31-16-29718-016-0070	1 st Avenue South	CCT-2	Pennicap, LLC
24-31-16-29718-016-0080	1833 1 st Avenue South	CCT-2	Pennicap, LLC

Existing Conditions

The subject property is comprised of four tax parcels making up the entirety of the block located bounded by Central Avenue (north), public parking under I-275 (east), 1st Avenue South (south), and 19th Street South (west). There are two existing vacant structures (one at 1850 Central Avenue and one at 1833 1st Avenue South) with the balance of the site improved with surface parking. The alley proposed to be vacated is oriented east-west and bisects the block. The alley was dedicated by plat, bisecting Block 16 of the Fuller Subdivision, dated March 27, 1912, recorded in Plat Book 1, Page 16, of the Public Records of Pinellas County, Florida, a copy of which is included with the application. The portion of the alley lying east of the subject property was closed with the establishment of the right-of-way for I-275; therefore, the alley is only connected to public right-of-way (19th Street South) at its west terminus.

Proposed Conditions

The alley has become functionally obsolete, and the proposed vacation is intended to facilitate a redevelopment of the block. Attached are a conceptual site plan and north elevation showing a possible design.

Matters for Consideration

The following are responses to the matters for consideration found in Sec. 16.40.140.2.1E of the city's Land Development Regulations.



Project Narrative – 1850 Central Avenue – Alley Vacation Application

June 20, 2024

Page 2

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.*

Based on preliminary research, there are public sewer facilities within the subject alley. The applicant will either relocate or provide a public utility easement over such facilities. The applicant will work with city Public Works to confirm the location of water facilities and, if within the subject alley, will either relocate or provide an easement over such facilities.

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

The applicant owns the entirety of the block and the proposed vacation will accommodate a redevelopment of the block that does not require the alley for access.

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

The proposed vacation will eliminate a dead-end alley that does not provide through traffic. The prior closure by others to accommodate I-275 disrupted the intent of the traditional urban grid-like subdivision established by the 1912 plat.

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 applicant will work with city Public Works to determine whether a public utility easement is necessary to address present or future need.

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

Applicant defers to the POD, DRC and City Council on such additional factors.

SURVEYOR'S REPORT

**SEC. 24, TWP. 31 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA**

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

20' ALLEY VACATION EASEMENT

DESCRIPTION:

THAT CERTAIN ALLEY LOCAATED IN BLOCK 16, FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 16, FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF LOT 5 & 6, N89°56'55"E, 120.06 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 275 SOUTH; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°01'04"E, 19.73 FEET TO THE NORTH LINE OF LOT 7 & 8; THENCE ALONG SAID NORTH LINE, S89°45'12"W, 120.05 FEET TO THE EAST RIGHT-OF-WAY OF 19TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°02'56"W, 20.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,393 SQUARE FEET, OR 0.055 ACRES MORE OR LESS.

DATA SOURCES:

1. BASIS OF BEARING IS THE EAST RIGHT-OF-WAY OF 19TH STREET NORTH, BEING N00°02'56"W. (ASSUMED)
2. PLAT OF FULLER SUBDIVISION, RECORDED PLAT BOOK 1, PAGE 16, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE
COACHMAN
ROAD, UNIT F
CLEARWATER,
FL 33765
PHONE:
727-475-8088



Digitally signed by
George R Martin
DN: C=US, O=Florida,
dnQualifier=
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5F70001AEFC9, CN=
George R Martin
Reason: I am the author
of this document
Location:
Date: 2024.01.15
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Foxit PDF Reader
Version: 2023.3.0

George
R
Martin

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR &
MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

SHEET NUMBER

1 OF 2

SCALE

N/A

SKETCH DATE

01/15/2023

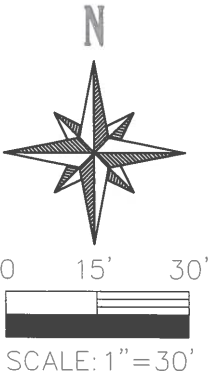
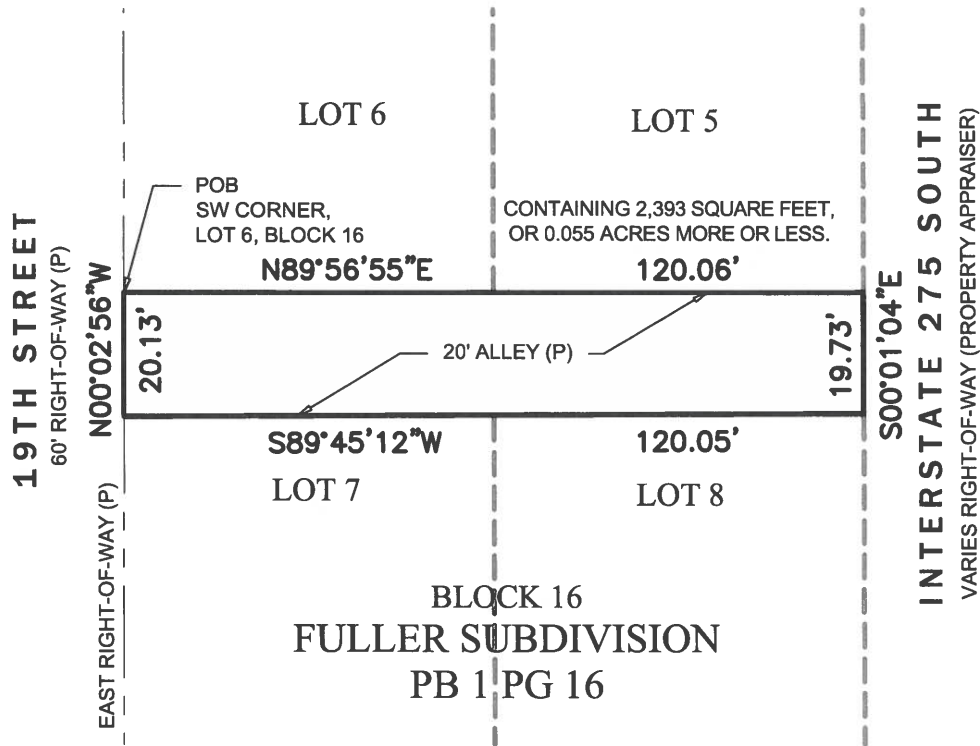
FILE NAME

16-057.DWG

SKETCH:

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

20' ALLEY VACATION EASEMENT



REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE
COACHMAN
ROAD, UNIT F
CLEARWATER,
FL 33765
PHONE:
727-475-8088



ABBREVIATIONS

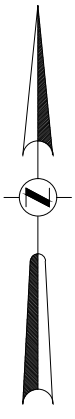
DENOTES
BNDY= BOUNDARY
LB= LICENSED BUSINESS
LS= LICENSED SURVEYOR
OR= OFFICIAL RECORDS BOOK
(P)= PLAT
PG= PAGE
PB= PLAT BOOK
POB= POINT OF BEGINNING

SHEET NUMBER
2 OF 2

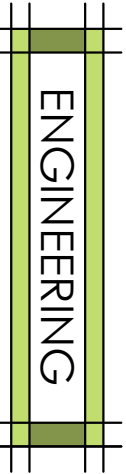
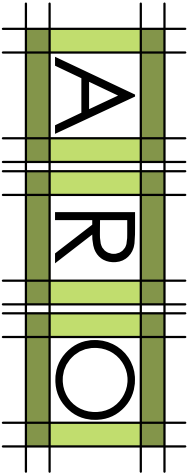
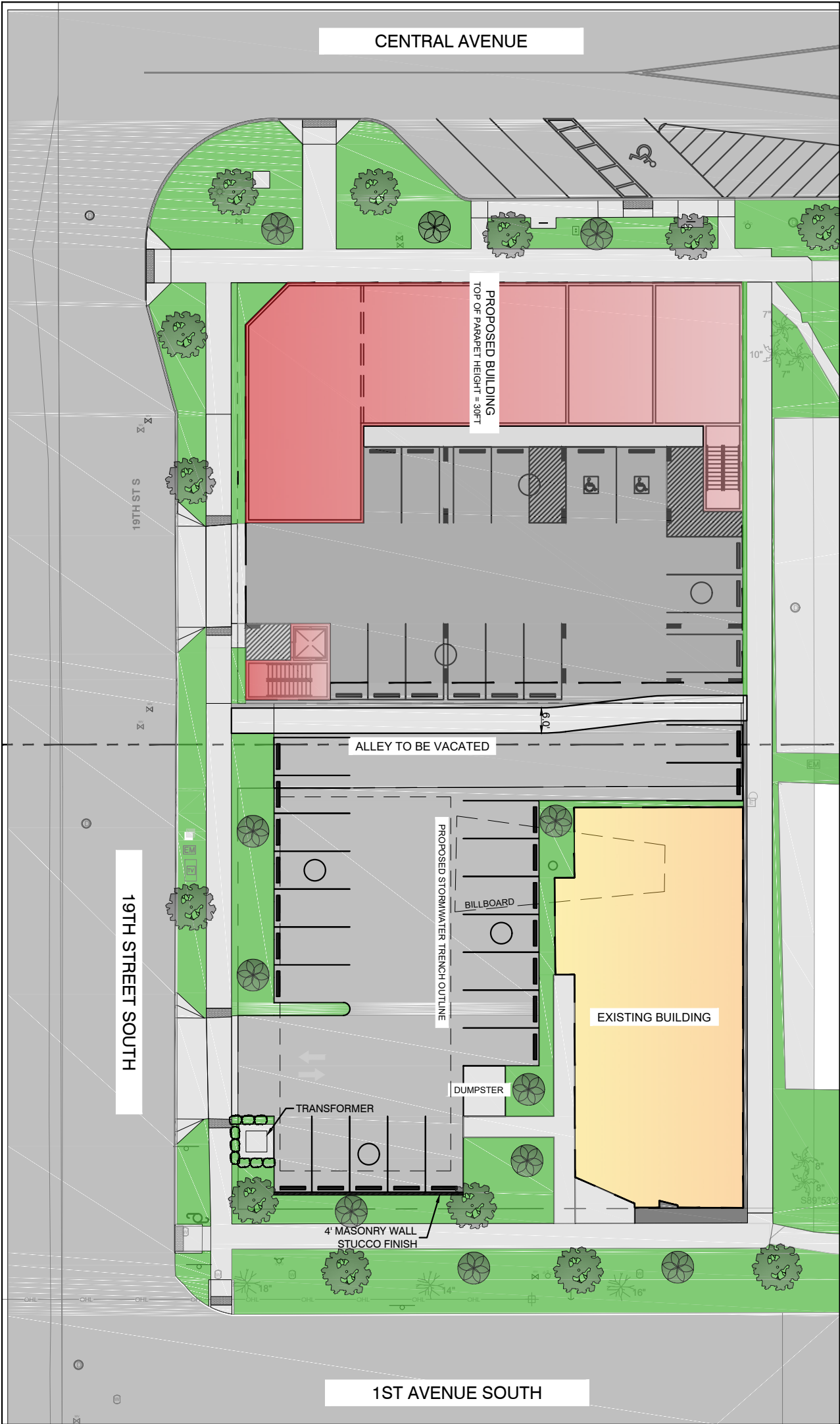
SCALE
1" = 30'

SKETCH DATE
01/15/2023

FILE NAME
16-057.DWG



SCALE: 1" = 30'



ATTACHMENT D



ROW to be vacated



ROW previously vacated

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Scot Bolyard, Deputy Zoning Official

FROM: Rebecca Lachance, Designer II, Water Resources

DATE: February 25, 2025

SUBJECT: Approval to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue.

PLAT: H-2

CASE: 24-33000007

LOCATION: 1833 1st Ave S & 1850 Central Ave; 24-31-16-29718-016-0050, 24-31-16-29718-016-0060, 24-31-16-29718-016-0070 & 24-31-16-29718-016-0080

REMARKS: Water Resources Department (WRD) Objects to the proposed alley vacation do to an existing eight-inch (8") VCP (clay) sanitary sewer pipe running east/west within the alley, between manholes H002-M200 to the east and H002-M170 on the west.

- The vacation may be considered if documentation and details of the proposed Public Utility Easement are provided. Specifically:
 - A survey of the existing sanitary sewer is required. Survey must include the existing location of the existing manholes and accurately convey the Project file

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

location of the existing sanitary sewer pipe in relation to the property.

- A 20-foot Public Utility Easement, centered on the pipe with legal sketch and description is required per City of St. Petersburg Water Resources Department Potable Water Service Procedures and Regulations Table 1 – Minimum Easement Size Required for Water Mains, Reclaimed Mains and Sanitary Sewers.
- Dedication language of the Public Utility Easement shall be determined, ECID and WRD may anticipate additional or updated language in the Public Utility Easement to better provide access and maintenance and limit structures within the easement. It is not in the best interest of public health, safety, or welfare to reduce the city's ability to access and maintain utilities.
- Public Utility Easement must be recorded prior to alley vacation being recorded.
- Rerouting of the sanitary sewer, which would be fully at and by the developer's expense is not anticipated to be a viable option, though any further consideration of a reroute would be designed and presented by the applicant. All affected properties shall have the private sewer laterals redesigned and connected as part of the reroute. The design of the reroute shall comply with all city standards, permitting requirements, clearances, sloped and FDEP regulations. Any consideration would require a sanitary sewer re-route plan to be presented to city staff at Water Resources Department and Engineering and Capital Improvements Department for consideration. Sanitary re-route is not recommended.

ATTACHMENT F

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Scot Bolyard, Deputy Zoning Official

FROM: Ellen Crandall, Permitting & Right of Way Manager

DATE: February 18th, 2025

SUBJECT: Vacation of Alley

FILE: 24-33000007

LOCATION: 1833 1st Ave S
1850 Central Ave

PARCEL ID: 24-31-16-29718-016-0050
24-31-16-29718-016-0060
24-31-16-29718-016-0070
24-31-16-29718-016-0080

ATLAS: H-2

ZONING: Corridor Commercial Traditional – 2 (CCT-2)

REQUEST: Approval to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's subdivision, located at 1833 1st Avenue South and 1850 Central Avenue.

RELATED

CASES: Building Permit (s): 23-06000046 (SITE)
23-10000279 (NPKG)
23-10000280 (NOFF)

Right of Way Permit(s): 24-237-ME

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.

The Engineering and Capital Improvements Department (ECID) objects to the proposed alley vacation. Specifically:

1. The alley is not functionally obsolete as the applicant indicates in their narrative. Alleys fulfill many needs in the urban environment and though the alley is not a sanitation route, it is a needed utility corridor. The Engineering and Capital Improvements Department (ECID) objects to the proposed alley vacation as the alley is used for sanitary sewer service, specifically an eight-inch (8") VCP (clay) pipe extends the length of the alley to be vacated, between manholes H002-M200 pm the east and H002-M170 on the west.
2. The vacation may be considered if documentation and details of proposed Public Utility Easement are provided. Specifically:
 - i. A survey of the existing sanitary sewer is required.
 - ii. A 20-foot Public Utility Easement, centered on the pipe with legal description and sketch is required. It appears that the sanitary sewer traverses to the southeast portion of the alley and an easement centered on the pipe would impact the proposed buildings (per Utility sheet C-5 in permit 23-06000046). How the proposed easement impacts the permits in review should be determined and clarified prior to consideration of the alley vacation.
 - iii. Dedication language of the Public Utility Easement shall be determined. ECID and WRD may anticipate additional or updated language in the Public Utility Easement to better provide access and maintenance and limit structures within the easement. It is not in the best interest of public health, safety, or welfare to reduce the city's ability to access and maintain utilities.
 - iv. A Public Utility Easement will preclude development over the easement and therefor it is unclear how this facilitates redevelopment of the block. The concept plan is vague, but it appears to show building elements (stairs) and parking in the alley to be vacated which would not be permitted within a Public Utility Easement.
3. Rerouting of the sanitary sewer, which would be fully at and by the developer's expense is not anticipated to be a viable option, though any further consideration of a reroute would be designed and presented by the applicant. All affected properties shall have the private sewer laterals redesigned and connected as part of the reroute. The design of the reroute shall comply with all city standards, permitting requirements, clearances, sloped and FDEP regulations. Any consideration would require a sanitary sewer re-route plan to be presented to city staff at Waer Resources Department and

Engineering and Capital Improvements Department for consideration. Sanitary re-route is not recommended.

ESC/akp

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: February 12, 2025

SUBJECT: Approval to vacate the western 120 feet of the 20-foot alley abutting Lots 5 through 8 in Block 16 of Fuller's Subdivision, located at 1833 1st Avenue South and 1850 Central Avenue.

CASE: 24-33000007

The Transportation and Parking Management ("Transportation") Department has reviewed the proposal to vacate the western 120 feet of the 20-foot alley located at 1833 1st Avenue South and 1850 Central Avenue. The Transportation Department does not object to the proposed alley vacation but has recommendations related to the alley vacation and development of the final site plan.

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 applicant owns the two parcels north of the alley proposed to be vacated and the two parcels south of the alley. The applicant intends to redevelop the block and has provided a conceptual site plan. The applicant is proposing access to the site from 19th Street. If the block is redeveloped as proposed by the applicant, the proposed alley vacation would not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.

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

The alley proposed for vacation runs east-west from 19th Street to the I-275 right-of-way. It dead ends at the I-275 right-of-way and does not connect to the alley east of 18th Street. Additionally, the City issued a minor easement permit in 1996 that approved the existence of a metal container on the eastern end of the alley that remains in effect and in place today. Since the alley does not extend to the east under I-275 and is already blocked at the eastern end, the vacation would not alter existing travel patterns.

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.

Currently there are no definitive plans that demonstrate a present or future need for vehicular or pedestrian access. However, as previously presented to City Council and otherwise expected by the public, the City will soon be developing a Trails Crossing Master Plan. The proposed study area includes areas under I-275 from 1st Avenue North to south of 3rd Avenue South. Accordingly, the subject property is immediately along the proposed study area. The Master Plan will include recommendations on how to improve pedestrian and bicycle access along and between areas east and west of the subject property in the Grand Central District with the intent of creating an inviting environment that is more porous in all directions, thereby reducing the impacts created by the construction of I-275 on the City's historic grid network and connectivity of the transportation system. The City controls the area under I-275 through a long-term lease with the FDOT, and the FDOT has expressed a willingness to consider allowing uses consistent with the Trails Crossing concept.

Due to the current needs related to Rays game parking, the status of the Master Plan, funding identification, and other matters, the construction of Trails Crossing is most likely several years in the future. If the subject alley is vacated, there will be other opportunities to make public east-west connections for pedestrians, including at both Central Avenue and 1st Avenue South. Accordingly, the Transportation Department does not object to the vacation because of the uncertainty related to Trails Crossing design and timeline.

While Trails Crossing is not yet defined with certainty, a detailed concept plan does exist and has been well-publicized and well-received. City funds are appropriated for the Master Plan to be completed. The concept's primary purpose is to make the area more friendly and accessible to pedestrian activity. During our review of the first conceptual site plan in 2024, the Transportation Department requested that the applicant design the site plan and ultimately the buildings to be accessible by pedestrians from the eastern side of the site so that it integrates well with the Trails Crossing project. The applicant subsequently revised the conceptual site plan to provide a six-foot-wide pedestrian path along the alley that is proposed to be vacated. If Trails Crossing is built to its full potential and the subject site is built to its potential to interact with Trails Crossing, a symbiotic relationship will be created, resulting in more success for both projects.

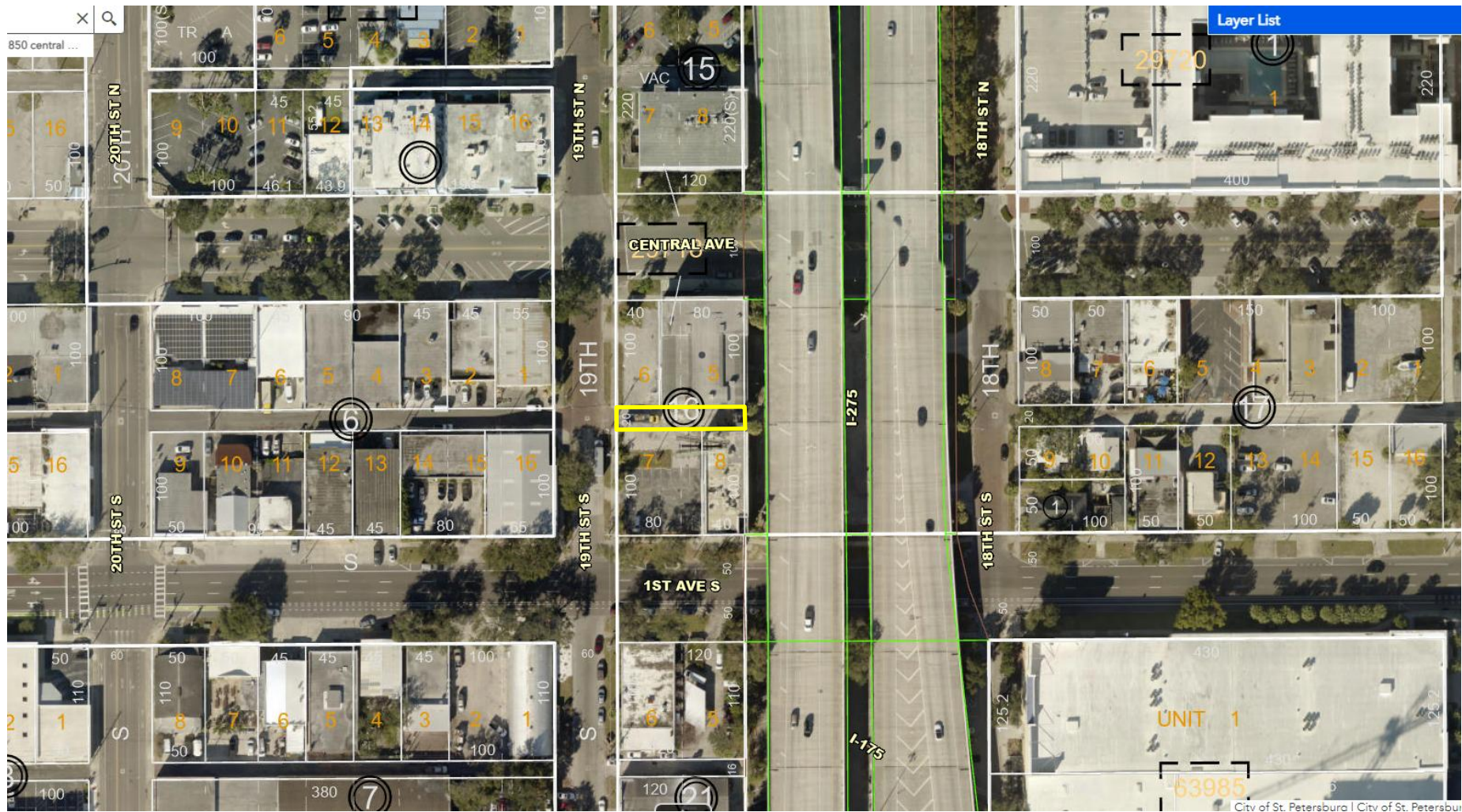
Vacation Ordinance 1172-V


1833 1st Ave S & 1850 Central Ave

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

April 17, 2025





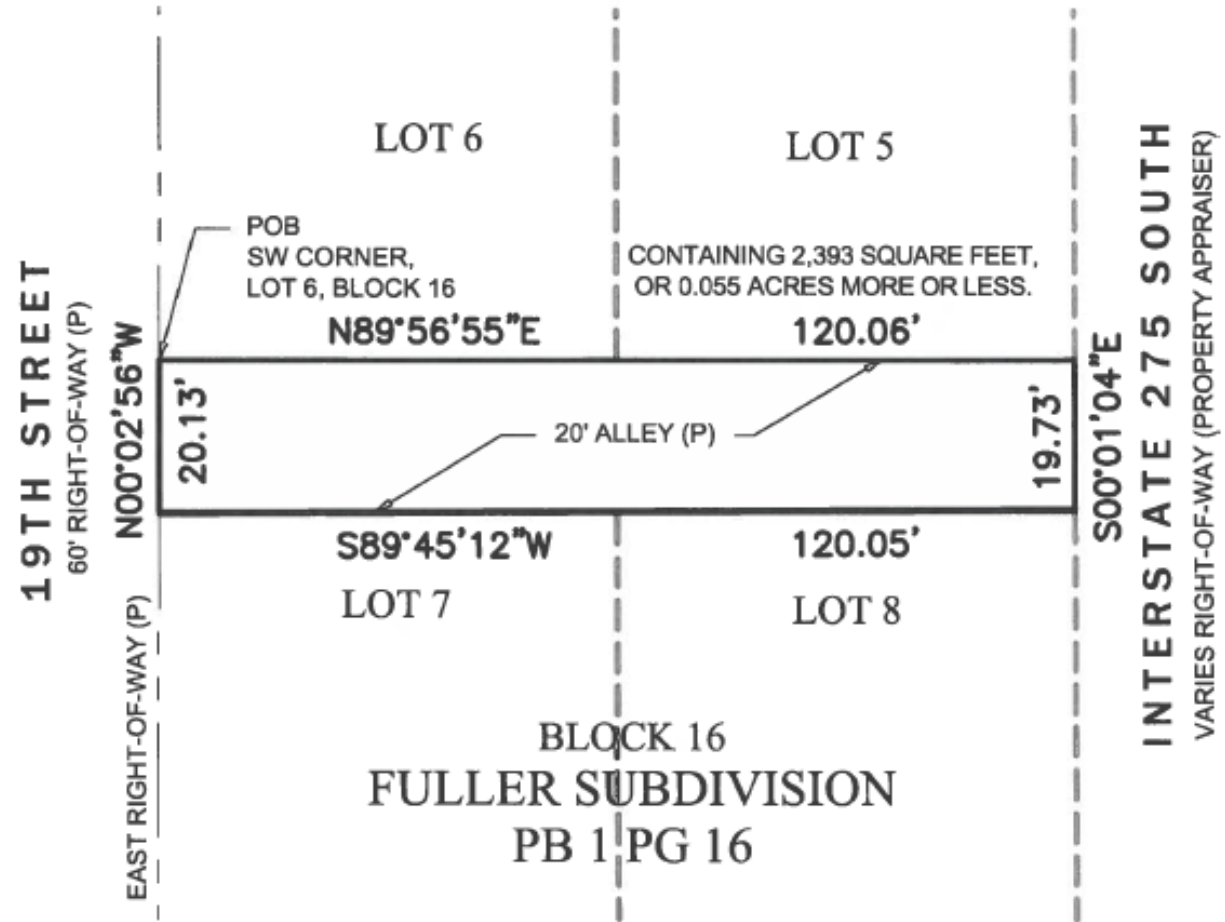
 ROW to be vacated

PROJECT LOCATION MAP



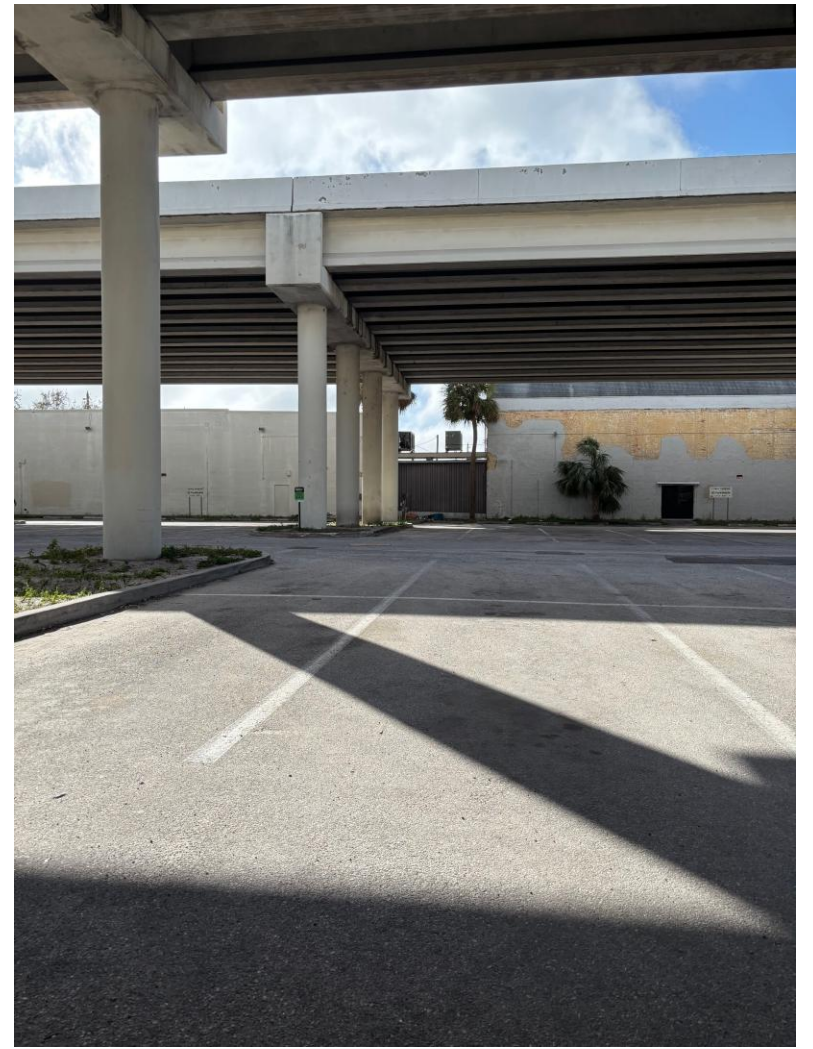


VACATION SKETCH





View eastward toward the alley, from the street (left) and farther eastward (middle).




View toward terminus of subject alley, showing there is no alley under the I-275 overpass.

- The purpose of the vacation is to allow for the future redevelopment of the property.
- A concept plan has been submitted with the application showing a possible development scenario.
- That scenario includes a 6-foot-wide east-west pedestrian walkway in the vicinity of the existing alley and appears to contemplate removal of the HVAC building that currently blocks the alley.
- This development plan will likely be modified moving forward if a Public Utility Easement replaces the alley, to --at a minimum--remove building elements.

CONCEPT PLAN



6' pedestrian walkway

 ROW to be vacated





ROW to be vacated



ROW previously vacated

AREA RIGHT-OF-WAY VACATIONS





COMMENTS

CITY STAFF AND PRIVATE UTILITIES

- Water Resources objects to the vacation due to the location of an existing 8-inch sewer pipe in the alley. Approval may be considered if a 20-foot-wide Public Utility Easement is dedicated over the sewer line or if the sewer line is re-routed.
- Engineering has a similar objection; they note that buildings, building elements such as stairs and possibly parking would not be permitted within a future Public Utility Easement.
- Receipt of a Letter of No Objection from Water Resources and Engineering and compliance with their review memos is a recommended condition of approval.
- Transportation and Parking Management has no objection to the request.
- Frontier Communications and Duke Energy have facilities in the rights-of-way; No Objection letters from them is a recommended condition of approval. They would be satisfied with a Public Utility Easement, a private easement or a relocation of their facilities.



PUBLIC COMMENTS

- There have been no comments from the public.
- No comments from the Grand Central Business Assoc., Warehouse Arts District or CONA.

DRC HEARING OUTCOME

- The application was heard by the DRC at the March 5, 2025 public hearing (DRC Case 24-33000007).
- The DRC added a recommended Condition of Approval, requiring a 6-foot-wide pedestrian walkway through the block, as shown on the Concept Plan. This condition is included in the Ordinance.
- The DRC unanimously voted to approve the vacation application.



STAFF RECOMMENDATION

APPROVAL of the Right-of-Way Vacation

Subject to the Recommended Conditions of Approval



Recommended Conditions of Approval in the Ordinance:

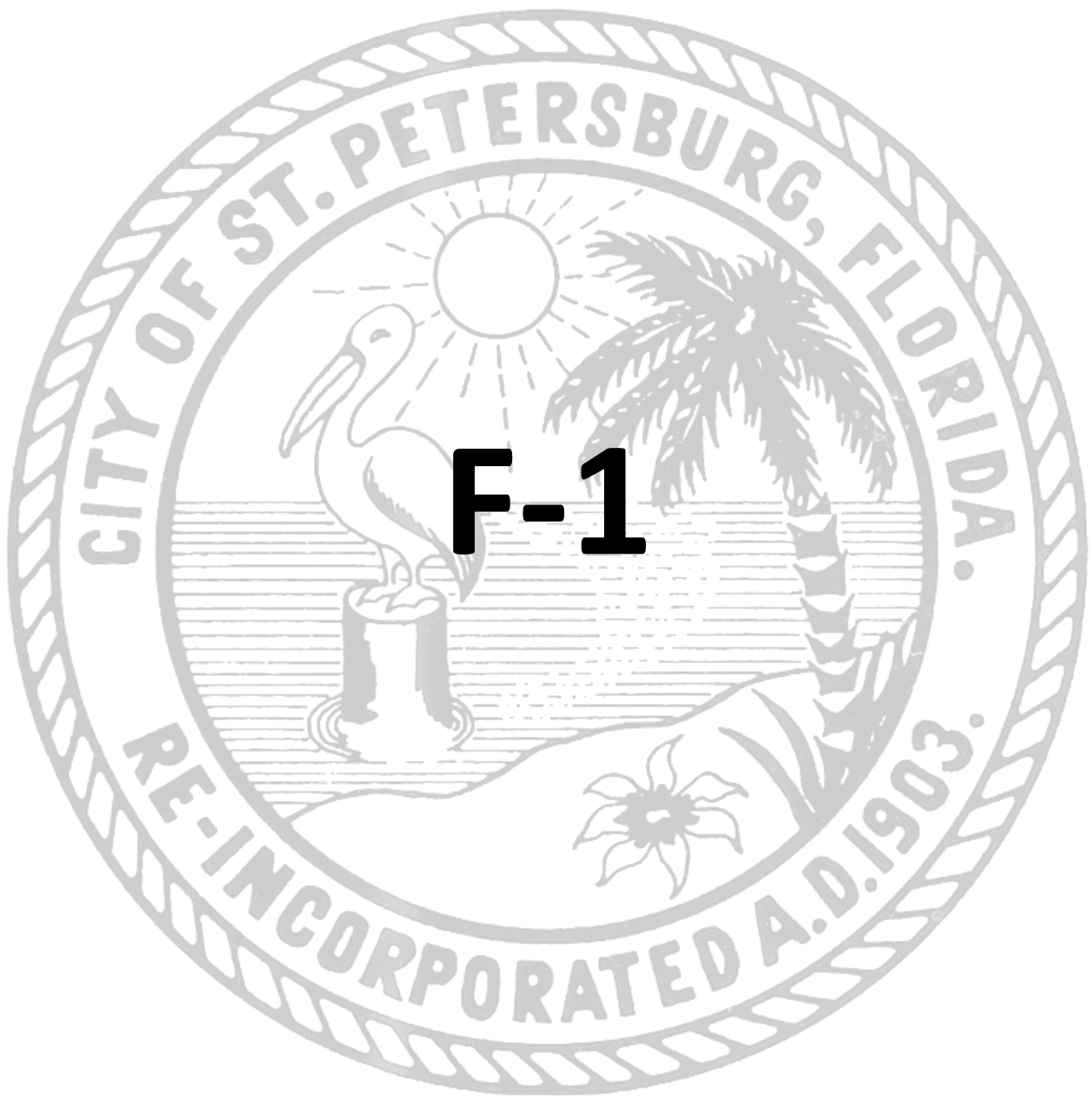
1. Per 16.40.140.2.1.F, the Applicant shall replat the vacated right-of-way and abutting properties and receive final plat approval.
2. The Applicant shall obtain a Letter of No Objection from Water Resources and comply with their review memo dated February 25, 2025.
3. The Applicant shall obtain a Letter of No Objection from Engineering and comply with their review memo dated February 18, 2025.
4. The Applicant shall obtain a Letter of No Objection from Duke Energy and Frontier Communications.
5. The applicant shall dedicate an east-west easement through the property for a public pedestrian walkway with minimum width of 6-feet on the final plat.
6. 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.
7. 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.

THANK YOU



Planning & Development Services Department
Development Review Services Division
One 4th Street North, St. Petersburg, FL 33701
727-893-7471 / www.stpete.org/LDR

The following page(s) contain the backup material for Agenda Item: A resolution approving an agreement between the City of St. Petersburg, Florida and AC Skytown Site C, LLC for the City to provide funding in an amount not to exceed \$4,500,000 contingent upon certain conditions, for the construction of Skytown apartments, a multi-family housing development within the city limits consisting of not less than 401 dwelling units of which 121 units will be affordable and workforce housing units; approving a supplemental appropriation in the amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000), to the Skytown Apartments Project (21033); authorizing the City Attorney's office to make non-substantive changes to the agreement; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date. Please scroll down to view the backup material.



F-1

ST. PETERSBURG CITY COUNCIL

Meeting of April 17, 2025

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

SUBJECT: A resolution approving an agreement between the City of St. Petersburg, Florida and AC Skytown Site C, LLC for the City to provide funding in an amount not to exceed \$4,500,000 contingent upon certain conditions, for the construction of Skytown apartments, a multi-family housing development within the city limits consisting of not less than 401 dwelling units of which 121 units will be affordable and workforce housing units; approving a supplemental appropriation in the amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000), to the Skytown Apartments Project (21033); authorizing the City Attorney's office to make non-substantive changes to the agreement; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

PROJECT OVERVIEW: The applicant, AC Skytown Site C, LLC., a Florida limited liability company, plans to redevelop the site located at 3201 34th Street S, St. Petersburg, Florida 33711 (commonly known as the former Ceridian property). Altis Cardinal purchased this 34.3-acre site in 2021. Site plan approval has since been obtained for a mixed-use development including 2,084 apartments, 69k SF of neighborhood retail and grocer, and 120k SF of self-storage. The phased development will begin with Sprouts, the anchor grocer, and Site C, a mixed-use building with 401 apartments and 14k SF of retail.

The applicant proposes to construct as phase one of the multi-phase project a multi-family community consisting of 401 dwelling units of which 121 will be restricted as affordable and workforce apartments for a period of Thirty (30) years. The development will consist of a mix of Studio, 1, 2, and 3-bedroom units. The proposed affordability provision of the apartments is as follows:

- 60 units for households at 80% of area median income and below (currently \$68,800 for a family of three)
- 61 units for households at 120% of area median income and below (currently \$103,200 for a household of three)

PROJECT FUNDING: The total project cost is projected to be \$120,389,083, making the per unit cost \$300,222. At \$4.5M, the City of St Petersburg subsidy equals \$11,222 per unit.

Key funding sources include a Commercial Bank Construction Loan (\$64,000,000), Cash equity (\$31,854,083), City of St Petersburg (\$4,500,000), Pinellas County (\$6,000,000), and land contribution (\$14,035,000).

REVISION TO STANDARD AGREEMENT: To date the city has partnered primarily with nonprofit and for profit "buy and hold" affordable housing developers. Skytown Apartments was originally planned to be 100% market rate units but through discussions with the Developer and Administration we were able to negotiate the inclusion of workforce units in the development.

This agreement represents one of the first public/private mixed income development partnerships and requires revisions to the assignment and subordination language to attract lender and investor capital while ensuring that all the city's terms, rights, and restrictions transfer to a buyer in the event the project is sold or refinanced in the future. Specifically, the revisions allow assignment of city agreements and restrictions and subordination of city loans without the requirement for future city council approval.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving an agreement between the City of St. Petersburg and AC Skytown Site C, LLC. for the City to provide funding in an amount not to exceed \$4,500,000, contingent upon certain conditions, for the construction of Skytown apartments, a multi-family housing development within the city limits consisting of not less than 401 dwelling units of which 121 units will be affordable and workforce housing units; approving a supplemental appropriation in the amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000), to the Skytown Apartments Project (21033); authorizing the City Attorney's office to make non-substantive changes to the agreement; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

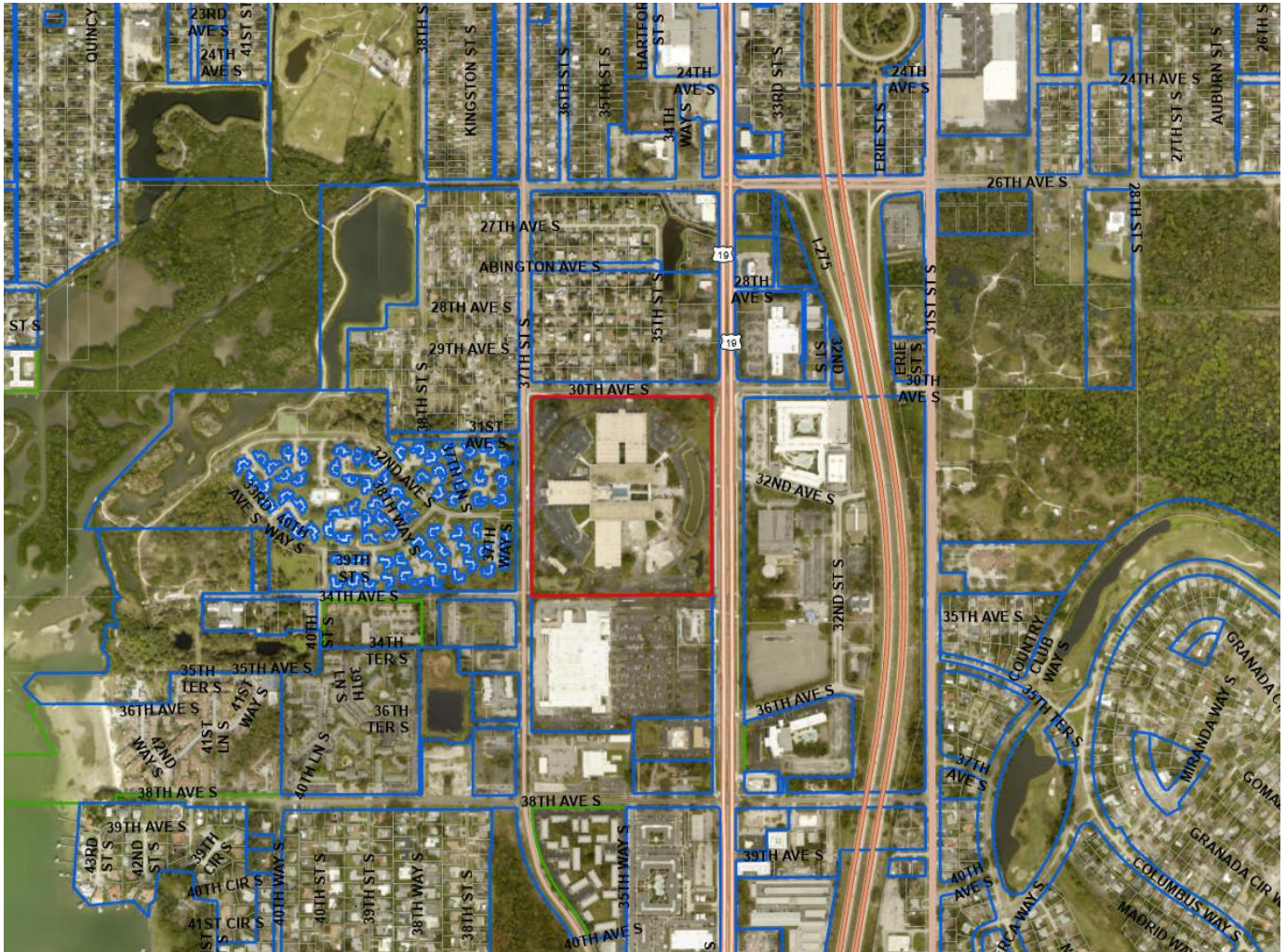
COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of a supplemental appropriation in an amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000), to the Skytown Apartments Project (21033).

ADMINISTRATION McFoster

BUDGET Lance Stanford

ATTACHMENTS: Illustrations

ILLUSTRATIONS







RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AC SKYTOWN SITE C LLC FOR THE CITY TO PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED \$4,500,000 CONTINGENT UPON CERTAIN CONDITIONS, FOR THE CONSTRUCTION OF SKYTOWN APARTMENTS, A MULTI-FAMILY HOUSING DEVELOPMENT WITHIN THE CITY LIMITS CONSISTING OF NOT LESS THAN 401 DWELLING UNITS, 121 OF WHICH WILL BE AFFORDABLE AND WORKFORCE HOUSING UNITS; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$4,500,000 FROM THE UNAPPROPRIATED BALANCE OF THE HOUSING CAPITAL IMPROVEMENT FUND (3000) TO THE SKYTOWN APARTMENTS PROJECT (21033); AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida, a municipal corporation (the “City”) desires to finance affordable housing capital projects within the City limits; and

WHEREAS, the City has funding available from the City’s Housing Capital Improvement Program (“HCIP”) fund; and

WHEREAS, AC Skytown Site C LLC, a Florida limited liability company (“Borrower”), has proposed to construct a multi-family community consisting of 401 dwelling units that will provide not less than 121 affordable and workforce housing units, located at 3201 34th Street South, St. Petersburg, Florida 33711, which is known as Skytown Apartments (“Project”); and

WHEREAS, City Administration recommends that the City and the Borrower enter into a borrower agreement for the City to provide City funding in an amount not to exceed \$4,500,000 to the Borrower for the construction of the Project, contingent upon the Borrower meeting certain conditions as set forth in the agreement, including but not limited to the Borrower restricting the use of the real property associated with the Project to ensure that 121 units of the Project remain affordable and workforce housing for a period of thirty (30) years, as detailed in the agreement; and

WHEREAS, the City’s contribution toward the Project will not exceed \$4,500,000; and

WHEREAS, the City desires to finance the Project by means of a forgivable loan in the amount of \$4,500,000 for a term of thirty (30) years; and

WHEREAS, funding will be available after approving a supplemental appropriation in the amount of \$4,500,000 from the unappropriated balance of the Housing Capital Improvement Fund (3000) to the Skytown Apartments Project (21033).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the agreement between the City and the Borrower for the City to provide City funding in an amount not to exceed \$4,500,000 for the construction of the Project, contingent upon certain conditions as set forth in the agreement, as more fully described in the foregoing recitals, is hereby approved.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Housing Capital Improvement Fund (3000), the following supplemental appropriation for FY25:

<u>Housing Capital Improvement Fund (3000)</u>	
Skytown Apartments Project (21033)	\$4,500,000

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

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

This resolution shall become effective immediately upon adoption.

LEGAL:

Isabella Sabel
00796619

BUDGET

E Makofske

DEPARTMENT:

McFoster

BORROWER AGREEMENT

(Loan for Construction of Property/City as Mortgagee)

THIS BORROWER AGREEMENT (“**Agreement**”) is made and entered into this ____ day of _____, 2025 by and between the City of St. Petersburg, Florida, a municipal corporation existing by and under the laws of the State of Florida (“**City**”), and AC Skytown Site C LLC, a Florida limited liability company (“**Borrower**”) (collectively, “**Parties**”).

WITNESSETH:

WHEREAS, the City desires to support the development of affordable housing projects for the improvement of the social and economic welfare of its citizens through the provision of housing for low and moderate income households; and

WHEREAS, Borrower requested four million and five hundred thousand U.S. Dollars (\$4,500,000.00) for the development of a 401-unit apartment community, which includes the new construction of 121 one, two, and three bedroom affordable and workforce apartment units to be located at the Property, as defined herein; and

WHEREAS, the City agrees to allocate a total of four million and five hundred thousand U.S. Dollars (\$4,500,000.00) to Borrower to support the Project, as defined herein, from the City’s Housing Capital Improvement Program (HCIP) funds (“**City Funds**”), subject to the terms of this Agreement; and

WHEREAS, the City and Borrower desire to execute an agreement which sets forth terms and conditions for the use and acceptance of the City Funds for the Project, as defined herein; and

WHEREAS, all capitalized terms utilized in this Agreement which are not otherwise defined herein shall have the meaning ascribed to them in the City Mortgage, as defined herein.

NOW THEREFORE, in consideration of the mutual performance of the promises and covenants contained herein, the City and the Borrower agree as follows:

PART I – SPECIFIC TERMS AND CONDITIONS

A. SCOPE OF SERVICES

1. Borrower shall perform or cause to be performed the construction of the “Skytown Apartments”, a four hundred and one (401) dwelling unit project inclusive of one hundred and twenty one (121) affordable rental units, which shall be considered floating City assisted units (“**City Assisted Units**”), on real property located at 3201 34th Street South, St. Petersburg, Florida 33711, and legally described in **Exhibit “A”** which is attached hereto and made a part hereof by reference (“**Property**”), pursuant to the terms of this Agreement (“**Project**”).
2. Progress in implementation of services under this Agreement shall be measured against the following benchmarks:
 - a. Financial Closing Date: on or prior to June 30, 2025, at which time the Borrower will execute a City Mortgage, as defined herein, City Note, as defined herein, and declaration of restrictions securing a thirty (30) year City Period of Affordability, as defined herein.
 - b. Permits Approved: On or before July 30, 2025
 - c. Construction Start: On or prior to August 1, 2025
 - d. Construction Completion (certificate of occupancy): On or before July 30, 2028
 - e. Begin Lease Up of City Assisted Units: On or before December 15, 2027

In the event that one or more of these benchmarks are not met, the City shall provide written notice to the Borrower to cure. As long as curative action is diligently pursued, such dates may be extended in the sole and absolute discretion of the City. If corrective action has not begun within thirty (30) days of mailing such notice or within such longer time specified in the notice from the City, the City shall have the right to unilaterally terminate this

Agreement. In the event of termination, all funds provided to the Borrower by the City shall be returned to the City within thirty (30) days from the date of termination and the City shall be entitled to pursue any remedy available to it at law or in equity.

3. Borrower shall implement its duties related to the Project under this Agreement in accordance with the following:
 - a. A set of the final plans and specifications shall be submitted to the City's Housing and Community Development Department ("HCDD") prior to issuance of a notice to proceed from the City.
 - b. After selection of a construction contractor, Borrower shall ensure that the proposed contract with the construction contractor includes the deadline for Project completion, as defined in Part I, Section A.2. of this Agreement, and withholding retainage on all construction payments in accordance with applicable laws. The Borrower may request a waiver or adjustment to these provisions in writing for City denial or approval. Borrower shall provide a copy of the construction contract to the City prior to signing of the construction contract. Borrower shall not sign a construction contract without written approval from the City of the contract.
 - c. Borrower shall ensure that the construction contractor has the appropriate license(s) to do the intended work, and that the necessary construction permit(s) is/are obtained.
 - d. Borrower shall not allow construction to begin without filing a written notice of commencement by the construction contractor with the City listed as a lender and for all applicable construction permits.
 - e. The HCDD shall conduct progress inspections of the work during construction and shall conduct a final inspection upon completion of construction. City shall have no liability to Borrower with respect to any such inspection or non-inspection. City Building Department inspections are separate from any HCDD inspections.
 - f. All change orders in excess of \$250,000 for construction, must be submitted to the City for approval prior to any work being performed. Borrower understands and agrees that the amount of the Loan, as defined herein, will not be increased to cover any change order, regardless of the amount of the change order, unless otherwise approved by the City.
 - g. Borrower shall ensure that the Property shall be in conformance with applicable federal, state, and local laws.

B. METHOD OF PAYMENT

1. City shall loan a maximum of four million and five hundred thousand U.S. Dollars (\$4,500,000.00) to the Borrower ("**Loan**"), and Borrower shall utilize the Loan toward the cost of implementing the services described in Part I, Section A. of this Agreement by substantially following the development budget pro forma attached as **Exhibit "D"**, which is attached hereto and made a part hereof. The Loan shall be paid for authorized costs identified in Exhibit "D".
2. Borrower shall not be reimbursed for any general administrative costs, staff salaries, indirect costs or overhead costs of Borrower related to the services provided herein.
3. All document recording fees, cost of Project site signs and other expenses related to the Project shall be paid by the Borrower.
4. Disbursement of all funds shall be a reimbursement for actual costs incurred by Borrower or for documented expenses to be paid by the Borrower within thirty (30) business days of receipt of funds from the City.
5. Requests for payment shall include documentation of expenses, partial releases of liens from construction contractors and any subcontractors that have filed a Notice To Owner and a written statement from Borrower accepting work for which payment is requested. The City shall have no liability for materials lost due to theft.
6. Construction payment requests shall be accepted by City as scheduled in the contract between the Borrower and the construction contractor; said schedule to be approved by City prior to issuance of a notice to proceed for the construction contract. All requests for payment of City Funds shall be submitted on the signed Invoice and the approved Certification for Payment for Development Projects Form, which are attached hereto as **Exhibit "E"**, and made a part hereof by reference, and all applicable A.I.A. documents, and a tracking sheet

of all other funders draws. All requests for payment submitted by the construction contractor responsible for performance of the improvements must be approved or denied by the City within a ten (10) day period. Borrower shall enter reimbursement amount requested along with supporting documentation and an "invoice estimate" into Neighborly Software ("**Neighborly**"), for review and approval by the HCDD. If reimbursement request is not correct or missing supporting documentation, the request may be returned to the Borrower for correction. Upon approval, HCDD will notify Borrower of correct invoice amount where a "final invoice" shall be uploaded into Neighborly. Under Florida Statute, Title XIV, Chapter 218, Part VII, ss. 218.70-218.80, the City has up to twenty-five (25) days from approval of reimbursement request to make payment.

7. The final payment of retainage for any construction work shall not be made by Borrower or City, until the total property (structure and premises) has been issued a certificate of occupancy by the City.

8. The City may disapprove requests for payment which are not substantially consistent with the terms of this Agreement.

9. No requests for payment under this Agreement shall be accepted sixty (60) days after the construction completion date (certificate of occupancy) unless such completion date is otherwise extended by the Parties.

C. REPORTING AND MONITORING

1. Borrower shall provide a digital monthly construction report in Neighborly on the progress made toward completion of the construction. Said report shall compare goals with accomplishments and provide an explanation if accomplishments do not meet the implementation schedule. Said report shall be due to City by the tenth day of the month following the end of the immediately preceding monthly reporting period; the first report being due by the fifteenth business day of the month after this Agreement is signed. The construction progress reporting requirements terminate upon issuance of the Project certificate of occupancy.
2. Borrower shall provide within thirty (30) days of completion, a completed City of St. Petersburg Rental Project Compliance Report, which is attached hereto as **Exhibit "C"** and made a part hereof by reference, which summarizes information on all occupants of the City Assisted Units of the Project. Said report shall include, but not be limited to, sex of occupant, race of occupant, sex of head of occupant's household, gross income of occupant's household and number of persons in the household and shall include a completed copy of a Tenant Income Certification Form, which is attached hereto as **Exhibit "B"** and made a part hereof by reference, for each occupant or shall include other documentation, in lieu of Exhibit "B", as determined by the City to be acceptable. Said report shall continue to be submitted on or before December 15th each year during the Period of Affordability (which, for purposes of this Agreement only, ends thirty years from the issuance of the certificate of occupancy, which is estimated to occur on or before July 30, 2028).
3. Borrower shall submit to City, upon written request, a quarterly operating statement for the Project during the Period of Affordability described in Part I, Section D. 1. of this Agreement.
4. Borrower shall furnish City with all additional information, records, reports, and data as may be required by City pertaining to matters of this Agreement.
5. City shall have the right to monitor and evaluate all aspects of activities carried out by Borrower. Such evaluation will be affected by the submission of reports and information by Borrower and by site visits of the Project by the City.
6. Borrower shall submit evidence of mortgagee title insurance commitment prior to the closing of the City's Loan, which conforms to the following specifications: A paid title insurance policy in form and content and by a company acceptable to the City, insuring that the City Mortgage (as hereinafter defined) constitutes a valid subordinate fifth position lien on the Property, free and clear of all defects and encumbrances except as set forth in the title commitment accepted by the City and containing:
 - a. full coverage against liens of mechanics, materialmen, laborers, and any other parties who might claim statutory or common law liens, to the extent of the disbursement of the Loan;
 - b. no survey exceptions other than those heretofore approved by the City;
 - c. coverage to the extent of any disbursement of the Loan together with a pending disbursements clause in form and substance satisfactory to the City and its counsel; and
 - d. Zoning coverage – N/A
7. Prior to any disbursement of City Funds, Borrower shall submit evidence of insurance coverage in accordance with the requirements specified in Part II. Borrower shall provide evidence of annual renewals of insurance coverage during the Period of Affordability described in Part I, Section D. 2. of this Agreement.

8. Paragraphs 2, 3, 4, 5 and 8 of this Section shall continue in effect until the termination of the Period of Affordability described in Part I, Section D. 1. of this Agreement.

D. RESTRICTIONS ON USE

1. The Property will be used for providing at least four hundred and one (401) dwelling units, of which sixty (60) units will be restricted to households with incomes of 80% of the area median income as defined by and in accordance with the Florida Housing Finance Corporation (“**FHFC**”) for their Low-Income Housing Tax Credits (“**LIHTC**”) program (“**AMI**”) or less, and sixty-one (61) units will be restricted to households with incomes of 120% AMI or less. The 121 income restricted units shall be considered City Assisted Units and shall carry rent and occupancy restrictions for a thirty (30) year Period of Affordability (“**Period of Affordability**”) after Borrower’s receipt of the certificate of occupancy, or at any other time when there are existing mortgages on the Property in favor of the City, including but not limited to the City Mortgage, as defined herein, which remain in force regardless of transfer of ownership. The applicable rent and income limits shall be as defined by the FHFC for Pinellas County, which are promulgated by FHFC, and as they may be revised from time to time by FHFC. The City will record a declaration of restrictions which requires rent and income restrictions to remain in place for the Period of Affordability regardless of ownership or any loan prepayments.

2. On-site inspections will be conducted annually upon prior written notice to verify compliance with tenant income, rents and the minimum City property standards and funding source(s) standards.

3. A lien in the form of a mortgage in favor of the City (“**City Mortgage**”), on the Borrower’s interest, will be executed by Borrower to secure the promissory note (Exhibit A of the City Mortgage, in the principal amount of four million and five hundred thousand U.S. Dollars (\$4,500,000.00) executed by the Borrower (“**City Note**”) and shall be recorded in the Public Records of Pinellas County, Florida and subject to the subordination agreement(s) to be entered into by and between the Borrower, the City, and the applicable “**Senior Lenders**” (“**Subordination Agreement**”), as defined in Subordination Agreement. The City Mortgage will be subordinated (in the same manner as it subordinated to the original Senior Lender) for a loan and mortgage (including related collateral instruments) refinancing the original first mortgage loan if all of the following conditions are satisfied: a) the debt service coverage ratio is at or below 1 to 1.15 and b) there is no material alteration made that interferes with the City’s rights and security. In connection with a sale of the Property that involves a Permitted Assignment (as defined herein) of the Agreement, the City Mortgage will be subordinated (in the same manner as it subordinated to the original Senior Lender) for a loan and mortgage (including related collateral instruments) put in place by a subsequent owner of the Property if all the following conditions are satisfied: a) the debt service coverage ratio is at or below 1 to 1.15, and b) there is no material alteration made that interferes with the City’s rights and security. The City Mortgage will not be subordinated except as set forth above.

4. The occurrence of any of the following events shall constitute a default of the City Mortgage, the City Note and this Agreement: (a) A certificate of occupancy for the Project has not been issued by the City on or before July 30, 2028 unless changed by Part I Section A.2, (b) lack of compliance by Borrower with the St. Petersburg City Code which has not been corrected within thirty (30) days of written notice from the City; (c) Borrower has not begun offering the City Assisted Units to households in accordance with the provisions of Part I, Section D. 1. on or before December 15, 2027, unless changed by Part I Section A.2, (d) Borrower abandons, and/or ceases to use the Property as affordable rental housing to tenants, without the prior written approval of the City, or (e) Borrower defaults on the terms and conditions of the City Mortgage or the City Note and such default is not cured within any applicable cure or notice period. If such a default occurs, the City Mortgage may be foreclosed in the manner provided by law, subject to the Senior Mortgages. Notwithstanding anything to the contrary contained herein, the Borrower’s “**Investor Member**”, as defined in the Subordination Agreement, shall have the right, but not the obligation, to cure a default on behalf of the Borrower within the same cure periods as Borrower.

5. The City Note will bear interest at 0% percent interest per year and have a maturity of thirty (30) years. Repayment terms shall be set forth in the City Note.

6. If Borrower complies with the terms and conditions of this Agreement, then a) the lien established by the City Mortgage shall expire as set forth in the City Mortgage, and b) the Loan shall be forgiven at the end of the term for the Loan set forth in the Mortgage.

7. Subject to the rights of the Senior Lenders, the outstanding Loan balance shall become due and payable upon default of this Agreement, the City Mortgage or the City Note, if not cured within any applicable cure or notice period.

8. Borrower agrees to list all units available for rent at www.FloridaHousingSearch.org, which is a free listing service available for low-cost and affordable rental properties that has 24-hour access for updates.

E. TIME OF PERFORMANCE

Completion of construction (certificate of occupancy) shall be achieved on or before July 30, 2028, unless changed by Part I, Section A.2. All other requirements of this Agreement shall commence on execution of this Agreement by the Parties and shall continue until the lien described in Part I, Section D. of this Agreement expires or is earlier terminated, as provided for in this Agreement.

F. SUPPLEMENTAL TERMS AND CONDITIONS

1. "Part II - General Terms and Conditions" are incorporated into this Agreement and are binding upon the Parties.
2. This Agreement constitutes the entire Agreement between the Parties, and no change will be valid unless made by supplemental written agreement executed by both Parties. All parts and exhibits to this Agreement shall be read together, providing, however, that in the case of conflict, the terms of Part I of this Agreement shall be controlling.
3. This Agreement shall be governed by and be interpreted in accordance with the laws of the State of Florida. Venue for any cause of action or claim asserted by either party hereto brought in state courts shall be in Pinellas County, Florida, St. Petersburg Division. Exclusive venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division is created in St. Petersburg or Pinellas County, in which case action shall be brought in that division. Each party waives any defense of improper or inconvenient venue as to either court and consents to personal jurisdiction in either court.
4. Each party to this Agreement represents and warrants to the other party that: a) it is a duly organized, qualified and an existing entity under the laws of the State of Florida; and b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing. Borrower further represents and warrants to the City that Borrower has the requisite interest in the Property to enter into this Agreement, City Mortgage, City Note, and a declaration of restrictions securing the Period of Affordability on the Property.
5. Section and paragraph headings are inserted herein for convenience and reference only, and in no way define, limit or otherwise describe the scope or intent of any provision hereof.
6. For purposes of this Agreement:
 - (a) Any required written permission, consent, approval or agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable laws.
 - (b) 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.
7. In accordance with the Subordination Agreement, City shall promptly notify Senior Lenders and the Investor Member and its successors or assigns in writing of any default of Borrower under this Agreement. Senior Lenders shall have the right, but not the obligation, to cure any default by Borrower under this Agreement and City agrees to accept any such cure tendered by Senior Lenders within the later of (i) 30 days from the Senior Lender's receipt of a default notice and (ii) any applicable grace period or cure period available to Borrower. Notwithstanding anything contained herein, City shall not declare a default or exercise any remedies provided herein prior to the expiration of such notice and cure period.

PART II - GENERAL TERMS AND CONDITIONS

A. Non-Discrimination. In carrying out this Agreement, the Borrower, its employees, agents, representatives, contractors, subcontractors, and volunteers shall not exclude from participation in, deny benefits to, or otherwise discriminate against, any person because of race, color, religion, gender, age, disability, marital status, national origin, sexual orientation, genetic information, or other protected category. Age discrimination and discrimination against minor dependents, except when units are specifically being held for the elderly, is also not permitted.

B. Fair Housing. In carrying out this Agreement, the Borrower or any subcontractor shall not discriminate in the sale, rental, use or occupancy of housing; in the sale or rental of land to be developed for housing; in the financing of housing or the provision of brokerage services; including otherwise making unavailable or denying a dwelling to a person, because of race, color, religion, sex, national origin, handicap, or familial status. Borrower and any subcontractor agree to affirmatively further fair housing. Unless otherwise permitted under a state or federal law/program which is specifically designed and operated to assist elderly persons.

C. Equal Employment and Contracting Opportunity. During the performance of this Agreement, the Borrower shall comply with E.O. 11246 and implementing regulations at 41 CFR Part 60. Borrower shall not discriminate against any person in any phase of employment because of race, color, religion, sex, disability, or national origin. Borrower and any subcontractor shall take affirmative action to ensure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay other forms of compensation; and selection for training and apprenticeship. Borrower and any subcontractor shall to the greatest extent feasible give opportunities for training and employment to low- and moderate-income persons residing within the Tampa - St. Petersburg metropolitan area and award contracts for work in connection with this Agreement to eligible business concerns which are located in or owned in substantial part by persons residing in said metro area. In accordance with E.O. 11246 and implementing regulations at 41 CFR Part 60, Borrower and any subcontractors performing services under this Agreement shall develop a written affirmative action compliance program, if Borrower or subcontractor has fifty (50) or more employees and is awarded a contract(s) totaling \$50,000.00 or more. Said program shall be due to City prior to any payment for services under this Agreement.

D. Record Retention. Borrower shall retain all records pertaining to this Agreement, including but not limited to financial, statistical, property and programmatic records during the term of this Agreement and for whichever of the following periods ends later: (i) five (5) years after the ending date of the City's fiscal year (October 1 through September 30) in which this Agreement is paid in full, expired, or terminated, or (ii) the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies ("General Records Schedule"). All records, however, that are subject to audit findings shall be retained during the term of this Agreement and for whichever of the following periods ends later: (i) five (5) years in the manner prescribed above, (ii) until such audit findings have been resolved, or (iii) for the retention periods set forth in the General Records Schedule. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by applicable laws.

E. Reports and Information. At the City's request, at such times and in such form as City may require, Borrower shall furnish to City statements, records, reports, data and information as the City may request pertaining to matters covered by this Agreement.

F. Termination of Contract for Cause. In addition to termination for failure to meet benchmarks as set out in Part I, Section A.2, if through any cause, the Borrower shall fail to fulfill in a timely and proper manner its obligation under this Agreement, or if Borrower shall violate any of the covenants, agreements, or stipulations of this Agreement, City shall thereupon, after taking into account applicable notice requirements and cure periods, have the right to terminate this Agreement by giving written notice to Borrower of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination.

Notwithstanding the above, the Borrower shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Borrower. The City may withhold any payments to the Borrower for the purpose of set-off until such time as the exact amount for damages due to the City from the Borrower is determined.

This Agreement may not be so terminated if the failure to perform rises from unforeseeable causes beyond the control and without the fault or negligence of Borrower. Such causes may include, but are not restricted to acts of God, acts of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes and unusually severe weather. But, in every case the failure to perform must be beyond the control and without the fault and negligence of Borrower.

In the event of default, lack of compliance or failure to perform on the part of Borrower, City reserves the right to exercise corrective or remedial actions after the expiration of the notice and cure period (as applicable), to include, but not necessarily be limited to: requesting additional information from Borrower to determine reasons for or extent of noncompliance or lack of performance; issue a written warning advising Borrower of deficiency and advising Borrower that more serious sanctions may be taken if situation is not remedied; advise Borrower to suspend, discontinue or not incur costs for activities in question; withhold payment for services provided; advise Borrower to reimburse City for amount of costs incurred for any items determined ineligible; or any other remedy provided for by applicable laws.

G. Compliance with Laws. For the purposes of this Agreement, "laws" shall mean all present and future applicable (i) federal, state, and local constitutions, laws, statutes, ordinances, rules, regulations, and codes; (ii) decrees, orders, applicable

equitable remedies and decisions by courts in cases where such decisions are binding precedent in the State of Florida; (iii) decisions of federal courts applying the laws of the State of Florida; and (iv) regulations and orders of quasi-official entities or bodies (e.g., boards, bureaus and public utilities), as the same may be amended or supplemented from time to time. Laws shall include, without limitation, the bonding requirements of Florida Statute section 255.05, Florida Public Records Laws, and the Americans with Disabilities Act of 1990 ("ADA"). For the entirety of the term of this Agreement, Borrower shall comply with applicable laws, including but not limited to safety and building codes and any permit or license requirements. Borrower hereby makes all certifications required under Florida Statute section 287.135, and the City may terminate this Agreement as provided in Florida Statute section 287.135. The Borrower shall include such language as the City may require in any agreements with prospective tenants of the Project, or any portion thereof, to evidence such requirements.

H. Hold Harmless and Indemnification. Borrower 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 Borrower, its employees, agents, representatives or subcontractors; or (ii) the failure of Borrower, its employees, agents, representatives or subcontractors to comply and conform with applicable laws; or (iii) any negligent act or omission of the Borrower, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the Borrower, 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 Borrower, its employees, agents, representatives, or subcontractors; or (v) Borrower's failure to maintain, preserve, retain, produce, or protect records in accordance with this Agreement and applicable laws (including but not limited to Florida laws regarding public records).

The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Borrower pursuant to this Agreement or otherwise obtained by Borrower 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. If the City receives notice of any Claim the City will notify the Borrower of the Claim.

Nothing contained in this Agreement is intended to nor shall it be construed as an additional waiver of sovereign immunity by the City beyond the City's expressed written contractual obligations contained within this Agreement, if any, nor shall it be construed as a waiver of any defenses or limitations to any claims, including but not limited to those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes.

I. Release. Borrower does hereby release, remise, satisfy, quit claim and forever discharge the Indemnified Parties from any and all actions, claims and demands that Borrower ever had, now has or may have or that any person claiming through the Borrower may have against the Indemnified Parties as a result of, arising out of or in connection with this Agreement.

J. Partial Invalidity. Should any section or any part of any section of this Agreement be rendered void, invalid or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section in this Agreement.

K. Notification.

Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other must be in writing and will be deemed 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.

Either party may change the below listed address at which he receives written notices by so notifying the other party hereto in writing.

Address of City:
Housing and Community Development
P. O. Box 2842, St. Petersburg, FL 33731 (if mailed)
1 Fourth Street North, 3rd Floor
St. Petersburg, FL 33701 (if delivered)
Attn: Director
(727) 893-7247

Address of Borrower:
AC Skytown Site C LLC
901 Ponce de Leon Blvd
Coral Gables, FL 33134

Attn: Francisco Guerra
Email: fguerra@altiscardinal.com

L. Assignment. This Agreement shall bind, and the rights hereunder shall inure to, the respective successors and assigns of the City and Borrower. This Agreement may be assigned by the Borrower without City consent or approval if all of the following conditions are satisfied: I. Borrower provides no less than thirty (30) days' notice to the City of the intended assignment; II. the debt service coverage ratio under the applicable loan of the potential assignee is at or below 1 to 1.15; III. there is no material alteration made that interferes City's rights and security; and IV. the potential assignee agrees in writing in an assignment and assumption agreement approved by the City to acknowledge, agree to, and assume the obligations set forth in the City Note, City Mortgage, declaration of restrictions securing the City Period of Affordability, and this Agreement ("Permitted Assignment"). Any assignment of this Agreement that does not qualify as a Permitted Assignment shall be void and shall confer no rights upon the potential assignee. In the event the Borrower assigns this Agreement pursuant to a Permitted Assignment, all of the Borrower's obligations pursuant to this Agreement shall be fully and completely assigned to such assignee in full as if such assignee were mentioned herein by name instead of the Borrower.

M. Relationship to 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.

N. Modifications. This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them. This Agreement may be modified only if such modification is approved in writing by both Parties.

O. Non-Waiver. No provision of this Agreement will be deemed waived by either party unless expressly waived in a writing signed by the waiving party to this Agreement. 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 Borrower shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

P. Religious Discrimination. Borrower agrees that in consideration of receipt of funds under this Agreement: Borrower shall not, in providing program assistance, discriminate against a program beneficiary or prospective program beneficiary on the basis of religion or religious belief.

Q. Insurance.

1. Borrower shall maintain the following types and amounts of insurance throughout the Term of this Agreement 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 bodily injury, property damage, personal and advertising injury, products and completed operations, and contractual liability under this Agreement.
 - ii. Commercial Automobile Liability insurance of \$1,000,000 combined single limit covering all owned, hired and non-owned vehicles.
 - iii. 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.
 - iv. Special Form Property Insurance. Special form (formerly known as all risks) property insurance, naming borrower as insured parties, and City as additional insureds and loss payee., Such insurance shall insure the Property in an amount not less than the full replacement cost thereof (new), with such cost to be adjusted no less than annually, with no coinsurance penalty provision. The policy must include coverage for windstorm, named windstorm, flood, explosion and collapse. In the event Borrower is not able to obtain the insurance required in this subsection, borrower shall immediately notify City in writing.
 - v. Builder's Risk. In connection with any construction, borrower shall maintain in full force and effect a builder's completed value risk policy ("Builder's Risk Policy") of insurance in a non-reporting form insuring against all "Special Form" risk of physical loss or damage to the

improvements located at the Property, including, but not limited to, risk of loss from fire and other hazards, collapse, windstorm, named windstorm, flood, explosion, collapse, transit coverage, vandalism, malicious mischief, theft.

- vi. If sinkhole coverage is usually recommended in the area of the Property, it shall be required. The Builder's Risk Policy shall include endorsements providing coverage for building materials and supplies and temporary premises. The Builder's Risk Policy shall be in the amount of the full replacement value of the improvements located at the Property and shall contain a deductible amount acceptable to City. City shall be named as an additional insured and loss payee. The Builder's Risk Policy shall include an endorsement permitting initial occupancy. All of Borrower's insurance policies, except Workers' Compensation, shall name the Indemnified Parties as additional insureds.

2. All policies shall provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction, or material change in coverage.
3. Borrower shall provide the City with Certificates of Insurance on a standard ACORD form, or similar form acceptable to the City, reflecting all required coverage. At the City's request, Borrower shall provide copies of current policies with all applicable endorsements.
4. All insurance required shall be on a primary and noncontributory basis and shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of AM Best's Rating Services, or similar rating Borrower acceptable to the City.
5. If the insurance carried by Borrower has broader coverage than required in this Agreement, then that broader coverage, including but not limited to additional insured requirements, is deemed to be the requirement in this Agreement. If Borrower's insurance limits are greater than the minimum limits set forth herein, then Contractor's insurance limits are deemed to be the required limits in this Agreement.
6. Borrower 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. The City reserves the right to change or alter the above insurance requirements as it deems necessary.

R. Minority Business Enterprises. If applicable, the Borrower shall use its best efforts to contract with minority-owned businesses for materials, supplies and construction funded in whole or in part by this Agreement, if consented to by Borrower. Documentation of contracts with minority-owned businesses and/or best efforts taken shall be provided to City upon request, if applicable.

S. Notice of Rights. Pursuant to Resolution No. 2024-358, Borrower voluntarily agrees to comply with the notice of rights, attached hereto and made a part hereof as **Exhibit "F"** ("**Notice of Rights**"), in regards to leasing of the units of the Project.

T. Political Activity. Borrower shall not use any facility or equipment purchased or improved under this Agreement for political purposes or to engage in partisan political activities, including but not limited to candidate forums, voter transportation, or voter registration. However, a facility originally assisted with funds under this Agreement may be used on an incidental basis to hold political meetings, candidate forums, or voter registration campaigns, provided that all parties and organizations have access to the facility on an equal basis, and are assessed equal rent or use charges, if any.

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

V. 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.

W. No Third-Party Beneficiaries. Notwithstanding anything to the contrary contained in this Agreement, persons, or entities not a party to this Agreement may not claim any benefit hereunder or as third-party beneficiaries thereto.

X. City Consent and Action.

a. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable laws.

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.

Y. Public Records.

1. Borrower shall (i) keep and maintain public records (as defined in Chapter 119, Florida Statutes) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City of St. Petersburg City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida laws regarding public records or other applicable laws; (iii) ensure that public records in Borrower's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable laws for the term of this Agreement and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Borrower's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Borrower transfers all public records to the City upon the expiration or earlier termination of this Agreement, Borrower shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Borrower keeps and maintains public records upon the expiration or earlier termination of this Agreement, Borrower shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable laws. At the City's request, all public records stored electronically by Borrower shall be provided to the City in a format approved by the City.

2. IF BORROWER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO BORROWER'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.

3. Nothing in this Agreement shall be construed to affect or limit Borrower's obligations including but not limited to Borrower's obligations to comply with all other applicable laws and to maintain books and records pursuant to this Agreement.

Z. City's Remedies. If Borrower is in default of any provisions of this Agreement, in addition to any other legal or equitable available to the City, the City shall have the right to take the following actions: (i) withhold payments pending correction of the deficiency; (ii) disallow the activity or action; (iii) wholly or partly suspend or terminate the award; (iv) notify the U.S. Department of the Treasury to initiate suspension or debarment proceedings as authorized under 2 CFR Part 180; and/or (v) withhold further funding for the project or program.

AA. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.

BB. Singular and Plural. Words used in this Agreement and other related documents in the singular, where the context so permits, shall also be deemed to include the plural and vice versa.

CC. Easements. Notwithstanding any other language contained herein to the contrary the City agrees to execute any mortgage holder's consent and joinder documents related to grants to cable, internet and utility related easements and governmental easements over portions of the mortgaged property, provided, however, the same are granted in the ordinary course of business in connection with the operation of the mortgaged property as contemplated by the loan documents in accordance with the City Mortgage.

IN WITNESS WHEREOF, the Parties have made and executed this Agreement as of the date first above written.

This space is intentionally blank. Signature pages and exhibits follow.

[CITY OF ST. PETERSBURG SIGNATURE PAGE]

City of St. Petersburg, Florida:

By: _____
Avery L. Slyker, Director
Housing and Community Development

Attest: _____
Chan Srinivasa, City Clerk

Approved as to Form and Content:

City Attorney (designee)

Assistant City Attorney
00798574

[BORROWER SIGNATURE PAGE]

AC Skytown Site C LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A
PROPERTY

Approximately +/- 34.31 acres of land located at 3201 34th Street South, St. Petersburg, Florida 33711

Parcel Identification No.:

34-31-16-00029-000-0010

Legal Description:

THAT PORTION OF LOT 1, ABR-ST. PETERSBURG, AS RECORDED IN PLAT BOOK 121, PAGES 74 AND 75 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 16 EAST, CITY OF ST PETERSBURG, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 16 EAST; THENCE ALONG THE EAST-WEST CENTERLINE LINE OF SECTION 34, N.89°50'38"W., 130.01 FEET; THENCE LEAVING SAID LINE. s.00°09'22"W., 50.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 47.13 FEET THROUGH A CENTRAL ANGLE OF 90°00'51" (CHORD BEARING S.44°49'53"E., 42.43 FEET); THENCE s.00°09'59"W., 782.81 FEET TO THE POINT OF BEGINNING. THENCE s.00°09'59"W., 464.33 FEET; N.89°52'23"W., 423.24 FEET; NORTH.,

30.27 FEET; THENCE N.00°10'26"E., 60.71 FEET; THENCE N.89°49'32"W., 3.16 FEET; THENCE N.00°10'12"E., 123.65 FEET; THENCE N.09°35'41"E., 10.19 FEET; THENCE N.00°09'30"E., 5.29 FEET; THENCE N.00°09'51"E., 161.56 FEET; THENCE N.09°58'01"E., 8.62 FEET; THENCE N.00°09'30"E., 76.42 FEET; THENCE S.89°45' 46"E., 408.88 FEET; THENCE S.44°54'43"E., 16.03 FEET; THENCE S.89°49'58"E., 3.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.639 ACRES, MORE OR LESS

**EXHIBIT B
TENANT INCOME CERTIFICATION**

**FLORIDA HOUSING FINANCE CORPORATION
TENANT INCOME CERTIFICATION**

☐ Initial Certification
 ☐ Recertification
 ☐ Other

Indicates Type

Enter Full Date (mm/dd/yyyy)
 Effective Date: _____
 Move-in Date: _____

PART I - DEVELOPMENT DATA

Key Number _____ Development _____ County _____
 Unit ID: _____ BIN # _____ Address _____ City _____

PART II - HOUSEHOLD COMPOSITION

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (mm/dd/yyyy)	Age as of Effective Date	Full Time Student (Y or N)
1			H - Head			
2						
3						
4						
5						
6						
7						
8						
9						

PART III - GROSS ANNUAL ANTICIPATED HOUSEHOLD INCOME (USE ANNUALIZED AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Social Security/ Pensions	(C) Public Assistance	(D) Other Income	If Other, Indicate Type	

Calculate sum of (A) through (D), above

(E) TOTAL ANTICIPATED INCOME:

\$ -

PART IV - CASH VALUE OF ASSETS AND ANNUALIZED ANTICIPATED HOUSEHOLD INCOME FROM ASSETS

HH Mbr #	(F) C / I	(G) Checking	(H) Savings	(I) CD	(J) Other	If Other, Indicate Type	(K) Asset Income

(L) TOTAL CASH VALUE: Calculate sum of (G) through (J) above:

\$ -

(M) Total Anticipated Actual Asset Income:

\$ -

(N) Enter Item (L) amount if total exceeds \$50,000:

\$ -

X

Passbook Rate

0.4%

= (O) Imputed Income:

\$ -

(P) TOTAL INCOME FROM ASSETS: Enter the greater of Item (M) or Item (O)

\$ -

PART V - (Q) TOTAL HOUSEHOLD INCOME FROM ALL SOURCES - Add (E) + (P)

\$ -

HOUSEHOLD CERTIFICATION AND SIGNATURES

PART VI - STUDENT STATUS																																	
Is every household member a full-time student? <i>(refer to Part II)</i> <div style="display: flex; justify-content: space-around;"> <input type="text"/> Yes <input type="text"/> No </div>		Student Explanation 1 TANF assistance 2 Job training program 3 Single parent / dependent child 4 Married / joint return 5 Former foster child in transition to independence																															
If YES, enter Student Explanation number _____																																	
PART VII - PROGRAM NAME		PART VIII - DETERMINATION OF INCOME ELIGIBILITY																															
Indicate AMI category served by household for set-aside requirement of each Florida Housing program <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">AMI</th> <th style="text-align: center;">Category</th> <th style="text-align: center;">CAP **</th> </tr> </thead> <tbody> <tr> <td>MMRB</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ ** Upon</td> </tr> <tr> <td>SAIL</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ recertification the</td> </tr> <tr> <td>Housing Credit</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ household</td> </tr> <tr> <td>HOME</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ exceeded the</td> </tr> <tr> <td>AHL</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ income cap</td> </tr> <tr> <td>HUD Risk Sharing</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ according to</td> </tr> <tr> <td>SHIP</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ program(s)</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ eligibility</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____ requirements.</td> </tr> </tbody> </table>		AMI	Category	CAP **	MMRB	_____ %	_____ ** Upon	SAIL	_____ %	_____ recertification the	Housing Credit	_____ %	_____ household	HOME	_____ %	_____ exceeded the	AHL	_____ %	_____ income cap	HUD Risk Sharing	_____ %	_____ according to	SHIP	_____ %	_____ program(s)	_____	_____ %	_____ eligibility	_____	_____ %	_____ requirements.	Current total household income \$ _____ <i>(refer to Part V)</i> Most restrictive AMI category met by household <i>(refer to Part VII)</i> _____ AMI % Current Income Limit \$ _____ Recertification only Household size at move in _____ Total household income at move in \$ _____ Current Income Limit x 140% \$ _____ Household income exceeds 140% at Recertification: <div style="display: flex; justify-content: space-around;"> <input type="text"/> Yes <input type="text"/> No </div>	
AMI	Category	CAP **																															
MMRB	_____ %	_____ ** Upon																															
SAIL	_____ %	_____ recertification the																															
Housing Credit	_____ %	_____ household																															
HOME	_____ %	_____ exceeded the																															
AHL	_____ %	_____ income cap																															
HUD Risk Sharing	_____ %	_____ according to																															
SHIP	_____ %	_____ program(s)																															
_____	_____ %	_____ eligibility																															
_____	_____ %	_____ requirements.																															
PART IX - RENT																																	
Rental Assistance \$ _____ If Section 8, indicate assistance type: <div style="display: flex; justify-content: space-around;"> Tenant Based _____ Project Based _____ </div> Utility Reimbursement \$ _____ Tenant-Paid Rent \$ _____ <i>(include non-optional charges)</i> Utility Allowance \$ _____ TOTAL TENANT PAYMENT <i>(Tenant paid rent plus utility allowance)</i> \$ _____		Unit meets ELI / Housing Credit / HUD Risk Sharing rent restriction at AMI Category _____ % Unit meets HOME Program rent restriction at _____ Number of bedrooms in this unit _____ Current rent limit for this unit \$ _____ <i>(Refer to applicable schedule of maximum allowable rents)</i> Rent Concession - throughout current lease Total Amount \$ _____ Lease Term _____ <i>(in months)</i>																															
PART X - CATEGORICAL OR PUBLIC PURPOSE SET ASIDE OR TARGETING REQUIREMENT TYPES																																	
<div style="display: flex; justify-content: space-between;"> <div> _____ SPND _____ Link _____ _____ Commercial fishing worker _____ Farmworker _____ Developmentally Disabled </div> <div> (Indicate with X to select ALL set asides or targets that apply to this household) Referral Agency Number _____ Elderly _____ Homeless _____ Special Needs _____ </div> <div> Workforce Housing Family (SAIL only) Veteran Number of BR's (MMRB PPC only) </div> </div>																																	
SIGNATURE OF OWNER REPRESENTATIVE																																	

Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of the program(s) indicated in Part VII, and the Extended Use Agreement and/or Land Use Restriction Agreement (if applicable), to live in a unit in this Development.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

PART XI - STATISTICAL DATA

NOTE: Information in this Part XI is gathered for statistical use only. No resident is required to give such information unless they desire to do so.

Refusal to provide information in this Part will not affect any rights the household has as a resident. There is no penalty for households that do not complete the form.

For Office Use: Household elected not to participate.

Prior Housing Information

(Answer for household head)

Monthly rent payment

Monthly house payment

ZIP Code

All Households

Current Employment

(Answer for household head)

Occupation

ZIP Code

Primary Transportation Mode

(Answer for household head)

Motor vehicle

Public transportation

Other

Additional Household Information

A member of the household:

(Check all that Apply)

Receives Medicare benefits

Receives Medicaid benefits

Is a Person With a Disability *

Racial Categories* (Select All That Apply)	Total Number of Household Members Per Category	Total Number of Hispanic or Latino Household Members
American Indian or Alaska Native		
Asian		
Black or African American		
Native Hawaiian or Other Pacific Islander		
White		
American Indian or Alaska Native and White		
Asian and White		
Black or African American and White		
American Indian or Alaska Native and Black or African American		
Asian and Black or African American		
Other multiple race combination		
TOTALS		

* Definitions

Person With a Disability	A person who has a mental or physical impairment that substantially limits one or more of such person's * Major Life Activities; has a record of such impairment; or is regarded as having such an impairment.
Major Life Activities	Functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, sitting, standing, lifting, reaching, thinking, concentrating, reading, interacting with others, learning, sleeping and working.
Hispanic or Latino	A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
Not-Hispanic or Latino	A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
American Indian or Alaska Native	A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
Asian	A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
Black or African American	A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
Native Hawaiian or Other Pacific Islander	A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
White	A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

[illegible]

EXHIBIT D
DEVELOPMENT BUDGET SOURCES & USES

(TO BE PROVIDED BY BORROWER)

DRAFT

EXHIBIT E
CERTIFICATION FOR PAYMENT FOR DEVELOPMENT PROJECTS

PROJECT NAME:			PAYMENT PERIOD DATES:		THRU	
CONTRACTOR NAME:			DRAW NUMBER:			Minus Retainage
ARCHITECT NAME:		1st-Add total of the minus retainage column (b) and input that total in the column to the right. 2nd-Input current requested draw amount into column (a) below.				
	AMOUNT					
ORIGINAL CONTRACT AMOUNT:						
TOTAL C/O PLUS ORIGINAL CONTRACT:	\$0.00					
CHANGE ORDER #1		DRAW #	(a) Requested Draw Amount	(b) Minus Retainage	10% RETAINAGE	
CHANGE ORDER #2		1		\$0.00	\$0.00	
CHANGE ORDER #3		2		\$0.00	\$0.00	
CHANGE ORDER #4		3		\$0.00	\$0.00	
CHANGE ORDER #5		4		\$0.00	\$0.00	
CHANGE ORDER #6		5		\$0.00	\$0.00	
TOTAL CHANGE ORDERS AMOUNT:	\$0.00	6		\$0.00	\$0.00	
		7		\$0.00	\$0.00	
CURRENT PAYMENT DUE:	\$0.00	8		\$0.00	\$0.00	
BALANCE OF WORK TO COMPLETE:	\$0.00	TOTAL	\$0.00	\$0.00	\$0.00	
REMAINING BALANCE TO PAY:	\$0.00					
Note: Final Draw = current payment due + remaining balance to pay						
TOTAL FINAL DRAW AMOUNT:						
The undersigned contractor certifies that the work covered by this request for payment has been completed in accordance with the project plans and specifications and that all subcontractors have been paid for said work.						
CONTRACTOR SIGNATURE:				DATE:		
The undersigned architect certifies that the work covered by this request for payment has been completed in accordance with the project plans and specifications.						
ARCHITECT SIGNATURE:				DATE:		
The undersigned is a duly authorized representative for the agency receiving CDBG funds and has inspected the work described in this request for payment and certifies that the work has been completed to the agency's satisfaction and the agency authorizes the City of St. Petersburg to make payment for said work.						
AGENCY REPRESENTATIVE:				DATE:		
All work for which this payment is requested has been reviewed and compliance with Davis Bacon and contractual obligations completed and acceptable.						
DAVIS BACON COORDINATOR SIGNATURE:				DATE:		
PROJECT MANAGER SIGNATURE:				DATE:		

EXHIBIT F NOTICE OF RIGHTS

Notice of Rights

1. Definitions

For the purpose of this Notice of Rights only, the following words shall have the following meanings:

Developer means the entity contracting with the City, including but not limited to anyone providing applicable services on behalf of such entity, such as a subsidiary or manager. A Developer may also be a Landlord (as defined herein).

Discriminatory Classification means a classification based in part or in whole on race, color, religion, sex, national origin, age, marital status, familial status, disability, sexual orientation, pregnancy, gender identity or expression, source of income, or veteran or service member status.

Landlord means a person or entity who owns a Rental Unit (as defined herein), enters into a Rental Agreement (as defined herein) with a Renter (as defined herein), or is a "landlord," as defined in F.S. § 83.43, as amended from time to time. A Landlord may also be a Developer.

Late Fee means a charge of any kind, levied against a Renter (as defined herein), associated with the time or date on which a Renter (as defined herein), pays their Rent (as defined herein), pursuant to a Rental Agreement (as defined herein).

Notice of Rights shall mean an emailed or printed paper copy of this Notice of Rights document.

Rent means consideration given in exchange for any non-permanent possession of a Rental Unit (as defined herein), or is "rent," as defined in F.S. § 83.43, as amended from time to time.

Renter(s) means those who occupy or that seeks to occupy a residential property, which they do not own, in exchange for consideration and by virtue of a Rental Agreement (as defined herein) with the owner of such residential property, or are a "tenant" as defined in F.S. § 83.43, as amended from time to time.

Rental Unit means a residential housing unit that is occupied by a Renter, or is a "dwelling unit," as defined in F.S. § 83.43, as amended from time to time.

Rental Agreement means an agreement, either written or oral, by which a Renter is entitled to possess a Rental Unit in exchange for consideration, or is a "rental agreement," as defined in F.S. § 83.43, as amended from time to time.

Source of Income means the manner in which a Renter acquires money to pay their Rent, including the method in which it is paid to the Landlord. Source of Income shall include income that originates from a government or government-mandated program, including, but not limited to; housing choice vouchers, veterans benefits, social security, and other such government-assistance programs.

2. Discrimination

2.1 Developer shall not: (i) refuse to rent after the making of a bona fide offer, to refuse to negotiate for the rental of, or otherwise to make unavailable or deny, a Rental Unit to any person because of a Discriminatory Classification, (ii) discriminate against any person in the terms, conditions, or privileges of the rental of a Rental Unit, or in the provision of services or facilities in connection

therewith, because of a Discriminatory Classification, (iii) represent to any person because of a Discriminatory Classification that any dwelling is not available for inspection or rental when such Rental Unit is in fact so available, (iv) make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement with respect to the rental of a Rental Unit that indicates any preference, limitation, or discrimination based on a Discriminatory Classification, or an intention to make any such preference, limitation, or discrimination, (v) induce or attempt to induce, for profit, any person to rent any Rental Unit by a representation regarding the entry or prospective entry into the neighborhood of a person or persons distinguished by a Discriminatory Classification, (vi) use a financial or income standard in assessing a Renter's eligibility for a Rental Unit based on a total dollar amount that is greater than the portion of the Rent to be paid directly by the Renter in instances where a lawful Source of Income will be used to pay for the remainder of the Rent for the Rental Unit. (This sub-paragraph shall not be construed as requiring a Landlord to reduce the amount of Rent normally charged for a Rental Unit or waive any security deposit, fee or similar charge required from all Renters renting Rental Units from that Landlord), (vii) refuse to accept move-in costs originating from a government or government-mandated program, including, but not limited to, housing choice vouchers, veterans' benefits, social security, and other such government-assistance programs. (For purposes of this subsection, "move-in costs" shall mean non-recurring payments made upon commencement of a Rental Agreement).

2.2 It shall not be a violation of subsection 2.1(vi) for a Landlord to deny a Rental Unit to a Renter who intends to pay with a lawful Source of Income based solely on the amount of Rent the Renter is able to pay, the Renter's rental history, or other such qualifications that apply to all Renters regardless of how they intend to pay Rent, nor shall this section be interpreted to require a Landlord to alter a Rental Unit to meet any requirement specific to a government program if such alteration is not otherwise required by laws applicable to the rental of such unit. It shall further not be a violation of this section if a Landlord can provide substantial, competent evidence, in writing, demonstrating that an inspection required by a government program was requested by the Landlord or Renter, in writing, and was not performed within ten (10) business days from such request by no fault of the Landlord.

3. Notice of Late Fees

3.1 Developer shall not assess any Late Fee against a Renter without first providing written notice to the Renter(s) as set forth in this section (such written notice is hereinafter defined as, "Notice of Late Fees"). Only one Notice of Late Fees shall be required if the same Late Fee continues to accrue after delivery of such notice.

3.2 A Notice of Late Fees shall include a statement informing the Renter that: (i) a Late Fee has been incurred, (ii) the justification for the Late Fee, (iii) the amount of the Late Fee which is due at the time of the notice, and if Late Fees will continue to accrue, a statement explaining the rate at which such fees will continue to accrue; and (iv) a reference to the language in the applicable Rental Agreement which establishes the amount in which Late Fees are determined.

3.3 A Notice of Late Fees may be delivered via: (i) an email to an email address provided by a Renter on a Rental Agreement or subsequent written agreement for receiving notices, (ii) on paper, and delivered via certified mail to an address provided by a Renter on a Rental Agreement; (iii) on

paper, and posted securely on the front door of the Rental Unit subject to the Late Fee; or (iv) on paper, and hand delivered to the Renter.

4. Required Disclosures in Housing

4.1 Developer shall not allow a Renter to occupy a Rental Unit under said person's control or authority, without first providing the Renter with a copy of the Notice of Rights.

4.2 Developer may not increase Rent in an amount more than five percent higher than the amount of Rent charged to the same Renter for the previous term without first providing Renter with a written "Notice of Rent Increase" sixty (60) days prior to the effective date of such new rental rate.

4.2.1 A Notice of Rent Increase is not required to be separate from any notice required to be provided for in a Rental Agreement for the same purpose but shall be an independent requirement for each time an increase in Rent is to be charged.

4.2.2 A Notice of Rent Increase shall be in writing and for purposes of this section may be delivered: (i) in an email to an email address provided by a Renter on a Rental Agreement or subsequent written agreement for receiving notices; or (ii) on paper, and delivered via certified mail to an address provided by a Renter on a Rental Agreement; or (iii) on paper and posted securely on the front door of the Rental Unit that is subject to the increase in Rent.

4.3 A Landlord may comply with this section by producing (i) an affidavit, signed by the Renter, stating that the Renter has received the notice(s) required by this section; (ii) copy of an email, with the required information set forth above, sent in an email to an email address provided by a Renter on a Rental Agreement or subsequent written agreement for receiving notices; or (iii) copy of a written and dated letter, with the required information set forth above, and either: (a) a dated certification from the USPS of delivery of the letter to an address for the Renter that is provided for as a contact method in that Renter's written Rental Agreement, or (b) a time-stamped photograph of the letter clearly posted on the front door of the Rental Unit subject to the increase in Rent. For the purposes of this section, if a Renter has consented to receiving and signing documents via electronic means, then the Notice of Rent Increase may be provided to the Renter in electronic form instead of as a printed, paper copy.

5. Month-to-month residential tenancies.

Developer shall not be permitted to lease a Rental Unit on a month-to-month basis, except where a Renter has already exhausted an initial lease term of at least six months. In no event may a month-to-month tenancy persist for a cumulative period of time that is longer than six months.



SKYTOWN

By Altis Cardinal

CITY OF ST. PETERSBURG





Altis Cardinal purchased this 34.3-acre site in 2021. Site plan approval has since been obtained for a mixed-use development including 2,084 apartments, 69k SF of neighborhood retail and grocer, and 120k SF of self storage.

The phased development has begun with Sprouts, the anchor grocer, which is on track to open for business in October, 2025. Site C, a mixed-use building with 401 apartments and 11.8k SF of retail will begin construction this spring.

The master-plan redevelopment of Skytown is anticipated to anchor the Skyway Marina District and revitalize the area.

Before



After





Site Plan





Aerial Rendering





Ground Level Rendering





Phase 1 (Site C)

First apartment site to be developed - Mixed use

- 401 units - 832 sf avg
- \$2,273 Average Rent - \$2.73/sf (total average)
- 14,600 sf of Retail - avg. \$48/sf
- 5 story wood-frame construction
 - Concrete podium for retail
- Structured parking garage
- 9,000 sf ground-level amenity
- 1,200 sf Roof Terrace +1,500 sf Sky Lounge
- Main courtyard - 200'x100'

Currently under permitting

Timetable: Construction start Mar 2025-Apr 2025 (depending on market conditions)

- 22 months of construction
- 16-18 month of absorption with avg. demand of 20 apt/month

Bedrooms	Units	% of Units	Avg. SF	Avg. Rent	Rent/SF
Studio	49	12%	566	\$1,798	\$3.17
1 Bedrooms	200	50%	734	\$2,053	\$2.80
2 Bedrooms	142	35%	1,022	\$2,675	\$2.62
3 Bedrooms	10	2%	1,370	\$3,282	\$2.40
Totals/Avg.	401	100%	831	\$2,273	\$2.73

Market Rate

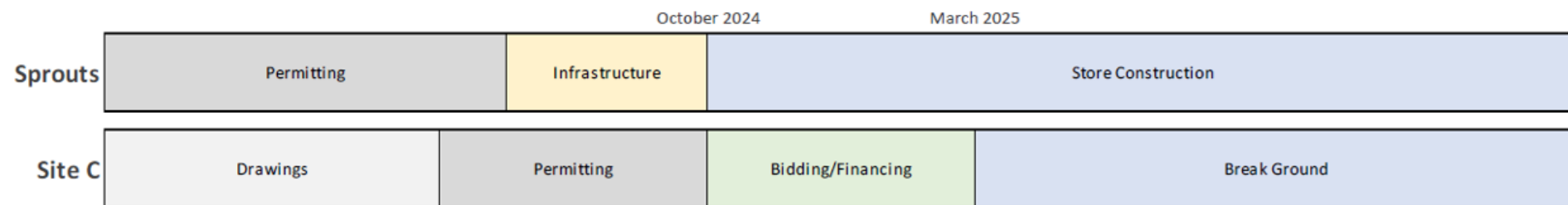
Studio	32	11%	562	\$1,875	\$3.34
1 Bedrooms	140	50%	734	\$2,150	\$2.93
2 Bedrooms	100	36%	1,026	\$2,850	\$2.78
3 Bedrooms	8	3%	1,370	\$3,450	\$2.52
Totals/Avg.	280	100%	837	\$2,406	\$2.87

120 AMI

Studio	9	15%	575	\$1,875	\$3.26
1 Bedrooms	30	49%	734	\$2,150	\$2.93
2 Bedrooms	21	34%	1,003	\$2,709	\$2.70
3 Bedrooms	1	2%	1,370	\$3,129	\$2.28
Totals/Avg.	61	100%	813	\$2,318	\$2.85

80 AMI

Studio	8	13%	575	\$1,405	\$2.45
1 Bedrooms	30	50%	734	\$1,505	\$2.05
2 Bedrooms	21	35%	1,025	\$1,806	\$1.76
3 Bedrooms	1	2%	1,370	\$2,086	\$1.52
Totals/Avg.	60	100%	825	\$1,607	\$1.95



Altis Cardinal

Skytown - St. Petersburg



Sources & Uses

(Site C)

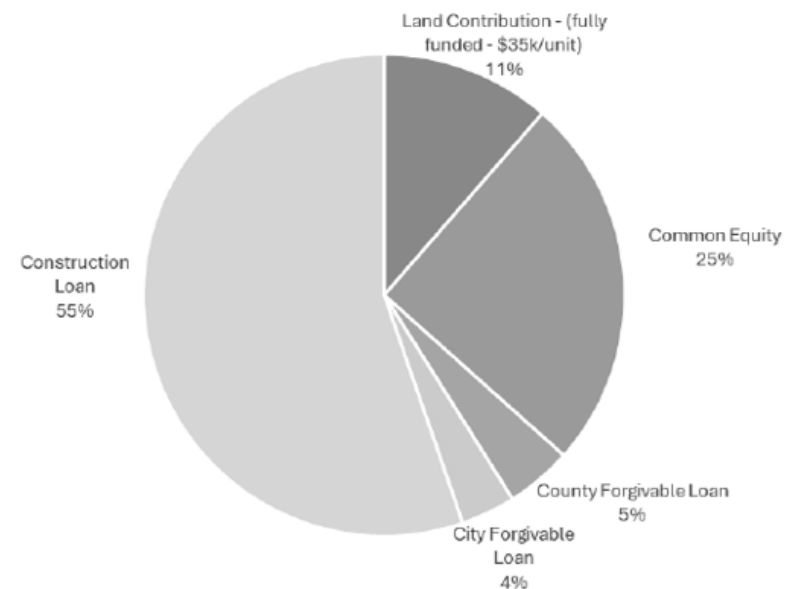
SOURCES

Land Contribution - (fully funded - \$35k/unit)	14,035,000
Common Equity	30,968,554
Total Equity	45,003,554
County Forgivable Loan	5,500,000
City Forgivable Loan	4,500,000
Construction Loan	68,000,000
Total Sources	123,003,554

USES

Land Basis	14,035,000
Financing Costs/Contingencies	6,024,671
Retail TI	997,700
Hard Costs	85,971,000
Soft Costs Exc Int Res and Op Def	6,321,653
Developer Fee	4,160,252
Interest Reserve / Operating Deficit	5,493,278
Total Uses	123,003,554

Altis Cardinal



USES	Total \$	Per Unit	Per SF	% of Total
Land Basis	\$ 14,035,000	\$ 35,000	\$ 42.05	11%
Financing Costs/Contingencies	\$ 6,024,671	\$ 15,024	\$ 18.05	5%
Retail TI	\$ 997,700	\$ 2,488	\$ 2.99	1%
Hard Costs	\$ 85,971,000	\$ 214,392	\$ 257.59	70%
Soft Costs Exc Int Res and Op Def	\$ 6,321,653	\$ 15,765	\$ 18.94	5%
Developer Fee	\$ 4,160,252	\$ 10,375	\$ 12.47	3%
Interest Reserve / Operating Deficit	\$ 5,493,278	\$ 13,699	\$ 16.46	4%
Total Development Costs	\$ 123,003,554	\$ 306,742	\$ 344.27	100%



Public/Private Partnerships

- Skytown Apartments represents one of our first true public/private partnerships with a for-profit mixed-income developer.
- Given the limited amount of state and federal subsidy available for affordable and workforce housing in our city, it is important to leverage city housing dollars with lender and investor capital to provide the subsidy for more projects.
- Lenders, investors, and developers of these types of projects typically have a financial strategy and exit plan from the beginning and must have certainty in order to invest.
- With city investment of funding, reduced fees, expedited processes, and density bonuses, we gain inclusion of affordable and workforce units in what would otherwise be a solely market rate project.



What is the city's return on the Skytown investment?

- 30% of the units restricted for 30 years- half at 80% AMI and half at 120% AMI
- Rent reductions of 25% to 40% from market rate.
- When multiplying the initial rent reductions per year over 30 years, the total rent reduction equals \$17,884,800. This amount will likely rise since market rents typically rise faster than affordable rent limits.



Revisions to Developer Agreements

- As the city includes public/private partnerships with for-profit developers of mixed-income projects to increase the amount of affordable and workforce housing produced, we need to revise two areas of city developer agreements.
- Agreements need to anticipate and allow for future refinancing and/or sales of developments by permitting assignment of city agreements and restrictions and subordination of city loans without the requirement of future city council approvals.
- Development agreements and loan documents from Pinellas County, the City of Largo, and other municipalities already reflect these allowances for such partnerships. All city terms, conditions, and restrictions must be agreed to and will inure to the buyer in such deals.



Summary

- With 401 total units (121 affordable/workforce and 280 market) in Phase 1 this is a large project that renders quite low per unit subsidy amounts. It is an impressive improvement of an outdated and underutilized site that ultimately results in a quality mixed use, mixed income community with 2,084 apartments, 69k SF of neighborhood retail and grocer, and 120k SF of self storage when completed. The developer is obtaining a financial subsidy through the inclusion of 30% of the units as affordable and workforce housing.

THANK YOU

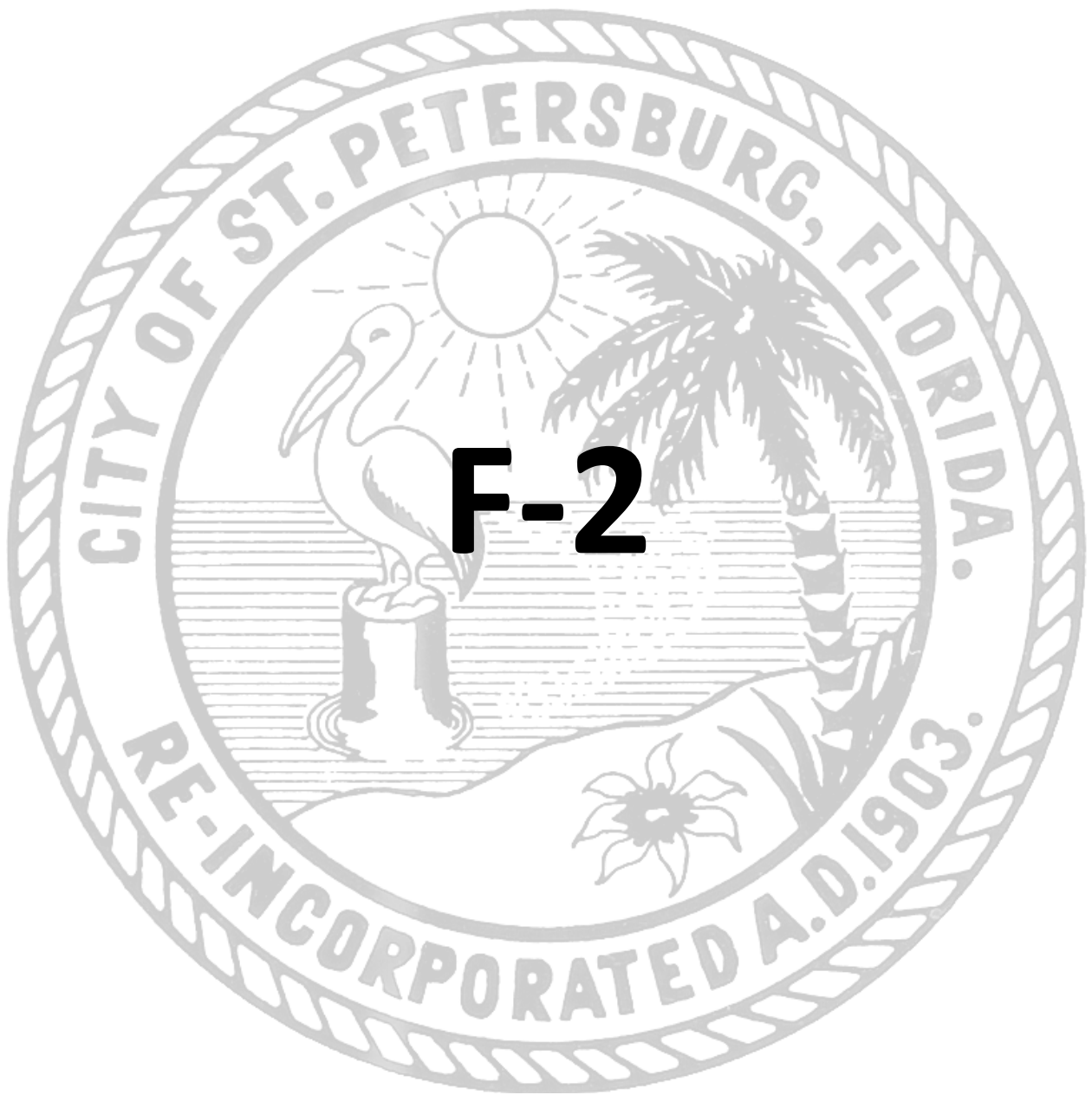


Housing and Community Development

Mark Van Lue

Assistant Director, Housing and Community
Development

The following page(s) contain the backup material for Agenda Item: Puryear Park Expansion Project
Please scroll down to view the backup material.



F-2

ST. PETERSBURG CITY COUNCIL

Meeting of April 17, 2025

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

SUBJECT: Acquisition of residential property located at 780 58th Avenue Northeast, St. Petersburg, for the Puryear Park Expansion Project.

BACKGROUND: In March 2020, a referral was made to the Budget, Finance & Taxation Committee ("BFT") to discuss the potential acquisition of the single-family residence located at 780 58th Avenue Northeast, St. Petersburg ("Property") and its addition to the Weeki Wachee Fund ("WWF") Project List for an expansion project of adjacent City-owned Jack Puryear Park ("Project"). Following an initial presentation and discussion at the September 24, 2020 BFT meeting, Parks and Recreation ("Parks") and Real Estate and Property Management ("REPM") had discussions with the property owner, Roberta Adams, as Trustee of The Adams Family Trust U/T/D February 6, 2019 ("Seller"), who was interested in selling the Property to the City.

The Property is further described as follows:

Parcel ID#: 31-30-17-24822-042-0070

Legal Description: Lot 7, BLK 42 EDGE Moor ESTATES, , according to the Plat thereof, as recorded in Plat Book 7, Page 45, of the Public Records of Pinellas County, Florida.

Flood Zone: AE

Land area: 7,500 square feet (60' x 125')

Improvements: Currently improved with a single-family home which the City intends to demolish.

At the time of discussions, and in accordance with City policy, two (2) appraisals were prepared on the Property, resulting in estimated market values at the time of \$232,000 and \$240,000. As discussions with the Seller continued for several months, the appraisals were updated, resulting in estimated market values of \$275,000 and \$300,000. Although further discussions continued, the Seller ultimately decided to discontinue pursuing the sale and instead decided to retain ownership of the Property.

CURRENT SITUATION: As a result of hurricanes Helene and Milton in late 2024, the Property sustained substantial flooding damage, at which time the Seller restarted discussions with REPM regarding a potential sale. Subsequent to consulting with Parks, the Property was again appraised to determine an estimated market value. Tom Hockensmith, SRA, of Entreen Associates, Inc, completed an appraisal on December 19, 2024 ("Appraisal") and indicated an "as-is" estimated value of \$240,000, and indicated a land value estimate of \$225,000 ("Contract Price"). Due to the abundance of data provided in the Appraisal from other comparable, storm damaged homes selling in the area, Administration opted to waive the policy requirement for obtaining a second appraisal.

The Project was again discussed at the January 23, 2025 BFT meeting and later scheduled for a presentation at the Committee of the Whole ("COW") meeting on February 20, 2025, at which time the COW voted to move forward with presenting a resolution for the Project to City Council. On February 20, 2025, City Council approved Resolution No. 2025-108, authorizing funding for the Project in an amount not to exceed \$300,000 from the WWF.

Presently, the Seller has executed an Agreement for Sale and Purchase for City acquisition of the Property at the Contract Price, which sets forth the conditions of the transaction, subject to City Council approval. The Seller shall pay for the survey, title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable. The City shall pay for the recording fees for the deed, appraisals and environmental studies, if applicable.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to purchase the improved property located at 780 58th Avenue Northeast, St. Petersburg for the sum of \$225,000, subject to certain conditions; and to pay for environmental audit(s), asbestos abatement, demolition costs and other acquisition/closing related costs, all not to exceed \$75,000; and to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funding has been previously appropriated in the Weeki Wachee Capital Projects Fund (3041), Puryear Park Expansion Project (21040).

ATTACHMENTS: Illustrations and Resolution

APPROVALS: Administration:  AMF
Budget: 

ILLUSTRATION



Address: 780 58th Avenue Southeast, St. Petersburg, Florida

RESOLUTION NO. 2025-____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO PURCHASE THE IMPROVED PROPERTY LOCATED AT 780 58TH AVENUE NORTHEAST, ST. PETERSBURG, FLORIDA, FROM ROBERTA ADAMS, AS TRUSTEE OF THE ADAMS FAMILY TRUST U/T/D FEBRUARY 6, 2019 FOR THE SUM OF \$225,000, SUBJECT TO CERTAIN CONDITIONS; AND TO PAY FOR ENVIRONMENTAL AUDIT(S), ASBESTOS ABATEMENT, DEMOLITION COSTS AND OTHER ACQUISITION/CLOSING RELATED COSTS, ALL NOT TO EXCEED \$75,000; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in March 2020, a referral was made to the Budget, Finance & Taxation Committee ("BFT") to discuss the potential acquisition of the single-family residence located at 780 58th Avenue Northeast, St. Petersburg, Florida, as depicted on Exhibit A, attached hereto and incorporated herein, and as further described below ("Property") and its addition to the Weeki Wachee Fund ("WWF") Project List for an expansion project of adjacent City-owned Jack Puryear Park ("Project"); and

WHEREAS, following an initial presentation and discussion at the September 24, 2020 BFT meeting, Parks and Recreation ("Parks") and Real Estate and Property Management ("REPM") had discussions with the Property owner, Roberta Adams, as Trustee of The Adams Family Trust U/T/D February 6, 2019 ("Seller") who was interested in selling the Property to the City; and

WHEREAS, the Property is further described as:

Parcel ID#: 31-30-17-24822-042-0070

Legal Description: Lot 7, BLK 42 EDMOOR ESTATES, according to the Plat thereof, as recorded in Plat Book 7, Page 45, of the Public Records of Pinellas County, Florida.

Flood Zone: AE

Land area: 7,500 square feet (60' x 125')

Improvements: Currently improved with a single-family home which the City intends to demolish; and

WHEREAS, at the time of discussions, and in accordance with City policy, two (2) appraisals were prepared on the Property, resulting in estimated market values at the time of \$232,000 and \$240,000; and

WHEREAS, as discussions with the Seller continued for several months, the appraisals were updated, resulting in estimated market values of \$275,000 and \$300,000; and

WHEREAS, although discussions continued, the Seller ultimately decided to discontinue pursuing the sale and decided instead retain ownership of the Property; and

WHEREAS, as a result of hurricanes Helene and Milton in late 2024, the Property sustained substantial flooding damage, at which time the Seller restarted discussions with REPM regarding a potential sale; and

WHEREAS, Tom Hockensmith, SRA, of Entreken Associates, Inc, completed an appraisal on December 19, 2024 ("Appraisal") and indicated an "as-is" estimated value of \$240,000, and indicated a land value estimate of \$225,000 ("Contract Price"); and

WHEREAS, due to the abundance of data provided in the Appraisal from other comparable, storm damaged homes selling in the area, Administration opted to waive the policy requirement for obtaining a second appraisal; and

WHEREAS, the Project was again discussed at the January 23, 2025 BFT meeting and later scheduled for a presentation at the Committee of the Whole ("COW") meeting on February 20, 2025, at which time the COW voted to move forward with presenting a resolution for the Project to City Council; and

WHEREAS, on February 20, 2025, City Council approved Resolution No. 2025-108, authorizing funding for the Project in an amount not to exceed \$300,000 from the WWF; and

WHEREAS, the Seller has executed an Agreement for Sale and Purchase for City acquisition of the Property at the Contract Price, which sets forth the conditions of the transaction, subject to City Council approval; and

WHEREAS, the Seller shall pay for the survey, title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable; and

WHEREAS, the City shall pay for the recording fees for the deed, appraisals and environmental studies, if applicable.

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 purchase the Property from the Seller for a purchase price of \$225,000, subject to certain conditions, as more fully described in the foregoing recitals; and to pay for environmental audit(s), asbestos abatement, demolition costs and other acquisition/closing related costs, all not to exceed \$75,000; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)
00801326

Community Enrichment Administration:

Michael J. Jefferis, Administrator

Real Estate & Property Management:



Aaron Fisch, Director

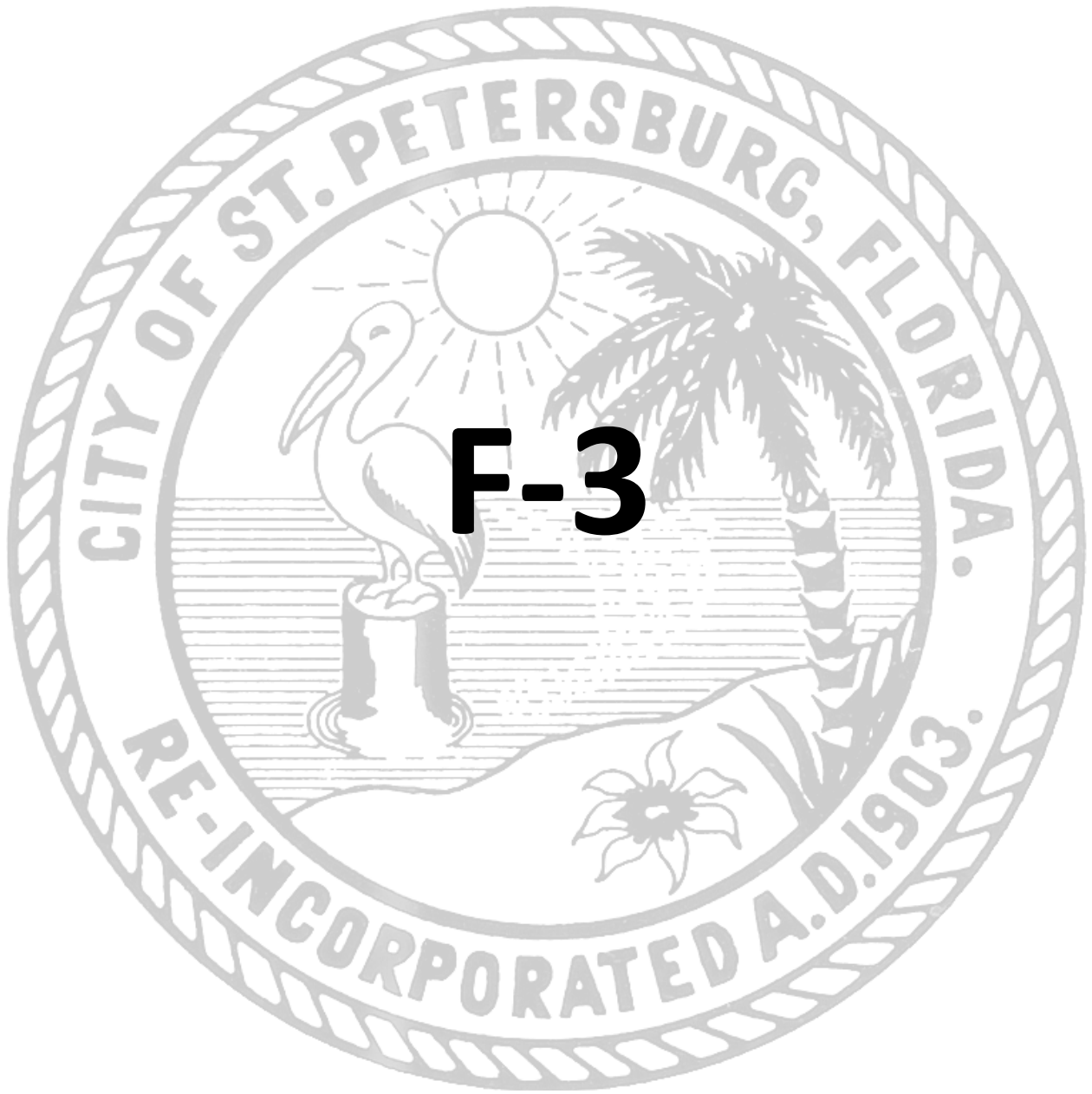
EXHIBIT A



Address: 780 58th Avenue Southeast, St. Petersburg, Florida

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or their designee to accept a grant from the U.S. Department of Agriculture (USDA) in an amount not to exceed \$358,735 for the GreenCycle Composting Partnership in partnership with University of South Florida St. Petersburg (USFSP); approving a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration Department, Sustainability and Resiliency Division, (040.1251), GreenCycle Composting Initiative Project (20957); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.

Please scroll down to view the backup material.



F-3

ST. PETERSBURG CITY COUNCIL

Report

Meeting of April 17th, 2025

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

SUBJECT: A Resolution authorizing the Mayor or their designee to accept a grant from the U.S. Department of Agriculture (USDA) in an amount not to exceed \$358,735 for the GreenCycle Composting Partnership in partnership with University of South Florida St. Petersburg (USFSP); approving a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration Department, Sustainability and Resiliency Division, (040.1251), GreenCycle Composting Initiative Project (20957); authorizing the Mayor or his designee to execute all documents necessary to effectuate the grant; and providing an effective date.

EXPLANATION: The GreenCycle Composting Partnership is a collaborative initiative between the City of St. Petersburg and the University of South Florida St. Petersburg (USFSP) aimed at addressing food waste and its environmental impact. The project's mission is to redirect food waste from landfills, incinerators, and sewer systems into compost production. This effort reduces greenhouse gas emissions, mitigates the risk of algal blooms, and generates nutrient-rich compost for urban agriculture and community gardens. In addition, The GreenCycle Composting Partnership meets the goals outlined in the Integrated Sustainability Action Plan (ISAP) by directly addressing several key areas of sustainability and resilience, such as waste management, climate and energy goals, economic development, and healthy foods and soils.

Funds for this project will be used to support the implementation of a composting and food waste diversion. This includes expenditures on equipment acquisition, and operational logistics to facilitate sustainable waste management practices. Additionally, the funding will help establish partnerships with local organizations to amplify outreach and ensure successful project execution.

USFSP's food service provider, Aramark, produces approximately 2,100 to 2,300 pounds of food waste weekly that will be composted. Over time additional food waste will be collected in hopes to succeed at 7,000 lbs. per week. This waste will be composted, distributed and purchased from USFSP groundskeeping, local farms, community gardens and more. Additionally, compost will be donated to 15th Street Farm to build on existing efforts that support distribution of nutritious foods to communities in need and provide education and outreach.

The first year of the project focuses on the procurement, construction, permitting, and testing of a mechanical composter. The second year expands food waste collection and compost distribution to local businesses and markets, such as the Saturday Morning Market. This USDA-funded initiative is expected to become a self-sustaining operation that reduces the City's food waste footprint while creating new opportunities for students, residents, business owners, and research.

RECOMMENDATION: Administration recommends approval of the attached Resolution authorizing the Mayor or his designee to accept a grant from the USDA in an amount not to exceed \$358,735 for the GreenCycle Composting Partnership Project; approving a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration Department, Sustainability and Resiliency Division,

(040.1251), to the GreenCycle Composting Initiative Project (20957); authorizing the Mayor or their designee to execute all documents necessary to effectuate the grant; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues of up to \$358,735 are to be received from the USDA and deposited into the General Fund (0001). Funds will be available after the approval of a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration Department, Sustainability and Resiliency Division (040.1251), GreenCycle Composting Initiative Project (20957).

ATTACHMENTS: Resolution Draft Grant Agreement with letter of Commitment from USFSP.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF AGRICULTURE (“USDA”) IN AN AMOUNT NOT TO EXCEED \$358,735 FOR THE GREENCYCLE COMPOSTING PROJECT IN PARTNERSHIP WITH UNIVERSITY OF SOUTH FLORIDA ST PETERSBURG (USFSP); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$358,735 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE GRANT REVENUES, TO THE PUBLIC WORKS ADMINISTRATION DEPARTMENT, SUSTAINABILITY AND RESILIENCY DIVISION (040-1251), GREENCYCLE COMPOSTING INITIATIVE PROJECT (20957); AUTHORIZING THE MAYOR OR THEIR DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE GRANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City applied for and has received a cost-reimbursement grant from the U.S. Department of Agriculture to support the GreenCycle Composting Partnership, a collaborative initiative between the City of St. Petersburg and the University of South Florida St. Petersburg to reduce food waste, greenhouse gas emissions, and nutrient loading; and

WHEREAS, the GreenCycle Composting Partnership will redirect approximately 2,100 to 2,300 pounds of weekly food waste generated by USF St. Petersburg’s food service provider into nutrient-rich compost for use by grounds-keeping, local farms, gardens, and underserved areas in South St. Petersburg; and

WHEREAS, this project aligns with the City’s Integrated Sustainability Action Plan (ISAP) goals by addressing food waste, supporting climate action, and fostering equitable community engagement and education; and

WHEREAS, a supplemental appropriation in the amount of \$358,735 from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, to the Public Works Administration, Sustainability and Resiliency Division (040-1251), GreenCycle Composting Initiative Project (20957) is required; and

WHEREAS, Administration recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant from the U.S. Department of Agriculture (“USDA”) in an amount not to exceed \$358,735 for the GreenCycle Composting Partnership Project.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from these grant revenues, the following supplemental appropriation for FY25:

General Fund (0001)

Public Works Administration, Sustainability and Resiliency

Division (040.1251), GreenCycle Composting Initiative Project (20957) \$358,735

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate the grant.

This resolution shall become effective immediately upon its adoption.

LEGAL: Chubm

00784001.docx

DEPARTMENT: _____

BUDGET: Elakofski

**United States Department of Agriculture
National Institute of Food and Agriculture
AWARD FACE SHEET**

1. Award No. 2025-70510-44357	2. Amendment No. 1	3. Proposal Number 2025-03681	4. Period of Performance 03/01/2025 through 02/28/2027	5. Type of Instrument Cooperative Agreement																							
6. Type of Action Revision	7. CFDA Number 10.935	8. FAIN 20257051044357	9. Method of Payment ASAP 70510443577051025000	10. CRIS Number 1033480																							
11. Authority: 7 U.S.C. 6923, Section 12302 of P.L 115-334, Composting and Food Waste Reduction cooperative agreement pilot program																											
12. Agency (Name and Address) Awards Management Division National Institute of Food and Agriculture/USDA 805 Pennsylvania Ave Kansas City, MO 64105		13. Awardee Organization CITY OF ST PETERSBURG SAINT PETERSBURG, FL 33701-3708																									
14. Program Point of Contact: Lydia Kaume Telephone: 816-642-4607 lydia.kaume@usda.gov		Administrative Point of Contact: Donita Jo Hammond-Grant Telephone: 000-000-0000 donitajo.hammond-grant@usda.gov		15. Project Director/Performing Organization Hannah Nistler City of St. Petersburg St. Petersburg, FL 33701-3708																							
16. Funding:			17. Funds Chargeable																								
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18. Title of Proposal Soil and Water Conservation																											
PROVISIONS																											
<p>This Award incorporates the following:</p> <ol style="list-style-type: none"> Funds in the amount of \$358,735 are withheld pending NIFA's receipt of a counter-signed Award Face Sheet (NIFA Form 2009). The Authorized Representative's signature certifies two requirements. First, that the recipient understands and accepts the Cooperative Agreement as represented in Attachment A. Second, that the recipient understands their responsibility in ensuring the program's 25% matching condition is met per the requirements and standards in 2 CFR 200.306 and that match documentation must be available upon request for audit purposes. Once signed, return a PDF copy of the Award Face Sheet to awards@usda.gov and the Administrative Point of Contact listed in Block 14 above. Award funds will not be made available until the counter-signed document is received. The 15% de minimis rate for indirect costs recovery is elected at the time of award execution and is the F&A/IDC rate that must be used for the life of the project. Failure to submit complete, accurate, and timely reports may result in possible award delays or enforcement actions. Federal Financial SF-425 forms are to be sent to awards@usda.gov. Project progress reports are to be completed in the REEport portal located at https://portal.nifa.usda.gov. Questions regarding access to REEport should be directed to electronic@usda.gov. Additional information regarding grant management and closeout can be found at: https://www.nifa.usda.gov/grants/lifecycle/post-award and https://www.nifa.usda.gov/grants/lifecycle/close-out. The obligation of funds may be terminated without further cause unless the recipient commences the timely drawdown of funds; initial drawdown of funds signifies acceptance of award terms and conditions and should commence in a timely manner within the award period. Inquiries regarding ASAP Payment Accounts should be directed to the Financial Management Division at asapcustomerservice@usda.gov. Prohibition against using funds under Grants and Cooperative Agreements with entities that require certain internal confidentiality agreements are referenced at https://nifa.usda.gov/prohibition-confidentiality-agreements. Pursuant to 2 CFR 200.332, pass-through entities must appropriately monitor subrecipient activities and must convey the requirements of the Federal grant as well as any additional requirements imposed by the pass-through entity. NIFA reserves the right to request and review subaward budget information during or after the Period of Performance of this award. Form AD-1048 or other NIFA approved format must be completed by the approved subawardee(s) and returned to the recipient for retention in the official award file. It is not necessary to send a copy to NIFA. (available at: https://www.usda.gov/sites/default/files/documents/ad-1048.pdf). Unless otherwise stated, all other Provisions on the initial Award Face Sheet and any amendments thereto remain in effect. The Program Point of Contact/Administrative Point of Contact as reflected in Block 14 of this document has changed. Please direct 																											
FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE																											
This award, subject to the provisions above, shall constitute an obligation of funds on behalf of the Government. Such obligation may be terminated without further cause unless the recipient commences the timely drawdown of funds; such drawdowns may not exceed one year from issuance date of the award.																											
Typed Name Mark Heap Authorized Departmental Officer		Signature MARK.HEAP		Date 02/27/2025																							

**United States Department of Agriculture
National Institute of Food and Agriculture
AWARD FACE SHEET**

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18. Title of Proposal Soil and Water Conservation																											

PROVISIONS

questions of a Programmatic/Administrative nature to the person listed there.

9. If you have any questions concerning this action, please contact the Awards Management mailbox (awards@usda.gov) and cc' the Administrative Point of Contact listed above.

FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE

This award, subject to the provisions above, shall constitute an obligation of funds on behalf of the Government. Such obligation may be terminated without further cause unless the recipient commences the timely drawdown of funds; such drawdowns may not exceed one year from issuance date of the award.

**United States Department of Agriculture
National Institute of Food and Agriculture
ATTACHMENT A TO THE AWARD : 2025-70510-44357**

United States Department of Agriculture

National Institute of Food and Agriculture

COOPERATIVE AGREEMENT No. 2025-70510-44357

Between

City of St. Petersburg

and the

U.S. DEPARTMENT OF AGRICULTURE

NATIONAL INSTITUTE OF FOOD AND AGRICULTURE (NIFA)

and the

OFFICE OF URBAN AGRICULTURE AND INNOVATIVE PRODUCTION (OUAIP)

I. Introduction and Purpose:

The U.S. Department of Agriculture (USDA) is committed to addressing the problem of food loss and waste through its programs, policies, and guidance. USDA's Office of Urban Agriculture and Innovative Production (OUAIP) was formed through the 2018 Farm Bill to improve USDA's support for urban and innovative farming operations through cooperative agreements and oversees the Compost Food Waste and Reduction (CFWR) Pilot Program. The National Institute of Food and Agriculture (NIFA) ' is part of USDA's Research, Education, and Economics (REE) mission area. The agency administers federal funding to address the agricultural issues impacting people's daily lives and the nation's future.

OUAIP, in partnership with NIFA will be managing the FY24 CFWR awards to enhance cross-agency support for awardees and allow for interagency data collection and strategic collaboration of composting and food loss and waste issues at the national level. The purpose of the CFWR program is to enter into cooperative agreements with eligible entities to develop and test strategies for planning and implementing municipal compost plans and food waste reduction plans.

The United States Department of Agriculture (USDA) and the City of St. Petersburg hereafter referred to as the Cooperator, enter into this agreement and work cooperatively as they develop and test strategies for planning and implementing municipal compost plans and food waste reduction plans towards completion of the purposes and activities outlined in the City of St. Petersburg's CFWR Application entitled: Soil and Water Conservation.

The City of St. Petersburg is a coastal community located in Pinellas County, on the west central coast of Florida. St. Petersburg is the highest density city in the highest density county in Florida. The City of St. Petersburg and University of South Florida St. Petersburg (USFSP) have a strong relationship and are partnering to improve Downtown St. Petersburg's use of food waste by developing a waste-to-compost business. This project tackles the crucial issue of food waste, which significantly impacts our economy, community, and environment. By transforming food waste into compost, it not only enriches the soil and promotes sustainable farming practices but also extends the usable lifetime of landfills and reduces chemical fertilizer use and greenhouse gas emissions. The composter will serve USFSP's primary food service, Aramark. Matching funds will be provided by USF-SP Student Green Energy Fund, a student led, faculty and staff supported organization with the goal of reducing USF's carbon emissions. Aramark's food waste at USFSP ranges from 2100 to 2300 lbs. per week. This waste will serve as a good source of food waste to test, develop, and build local experience in

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ATTACHMENT A TO THE AWARD : 2025-70510-44357**

compost production and distribution in the heart of Downtown St. Petersburg. Over time, additional food waste will be collected from downtown St. Petersburg restaurants and markets, up to 7000 lbs. per week. Compost will be sold to USFSP groundskeeping, local community gardens, and local farms and nurseries and donated to support urban agriculture and small business creation in South St. Petersburg's food desert. The project will partner with 15th St. Farm to donate compost to food-insecure communities and train them how to use it to grow their own food and start microbusinesses, fostering a culture of sustainability and self-sufficiency. This project will build upon the existing efforts of the 15th Street Farm to propel their outreach and educational activities and support distribution of nutritious foods to communities in need. The project emphasizes the importance of strong public-private partnerships to ensure lasting, positive change. By tracking the mass of food waste collected, estimates can be calculated on the greenhouse gas emissions avoided and the amount of material diverted from landfills and sewage treatment plants. The distribution of compost will be monitored--whether sold to farms, other businesses, citizens, or donated to food-insecure communities and educational establishments. By sharing their findings and best practices, this project hopes to reach a wide audience and inspire others to create their own food waste valorization organizations. Ultimately, the project aims to build a resilient and self-sufficient community that values sustainability, leading to a healthier environment and a stronger local economy.

II. Authority:

The Composting and Food Waste Reduction (CFWR) cooperative agreement pilot program is authorized by Section 222 of the Department of Agriculture Reorganization Act of 1994, as added by Section 12302 of the Agriculture Improvement Act of 2018, 7 U.S.C. 6923. Funding was made available by the American Rescue Plan Act of 2021, Public Law 117-2. NIFA is authorized to enter into this agreement pursuant to Section 1001 of the American Rescue Plan Act of 2021 (Pub. L. 117-2), and 7 U.S.C. 3318(c) pertaining to cooperative agreements.

III. Agreement:

NIFA alongside OUAIP will coordinate the substantial federal involvement required by this agreement on behalf of USDA.

A. It is agreed that the City of St. Petersburg ('cooperator'), NIFA, and OUAIP, together referred to as the 'Parties,' will cooperate for their mutual benefit to develop and test strategies for planning and implementing municipal compost plans and food waste reduction plans as outlined in the cooperator's Composting and Food Waste Reduction CFWR Application. This agreement will be effective from March 1, 2025, through February 28, 2027.

B. The signatories hereby certify that they have authority to enter into this agreement, and by their signatures do hereby enter into this agreement. NIFA Award Face Sheet will be the official award and obligating document. NIFA Authorized Departmental Officer and the cooperator's signatory will be required to both sign the award Face Sheet for a legally binding agreement.

IV. Funding Information:

City of St. Petersburg's UEI is LARHMJNJAKS4 and EIN is 59-6000424.

V. Points of Contact:

A. For USDA Programmatic Contact: Program Leader listed in block 14 of the NIFA Award Face Sheet.

B. For USDA Administrative Contact: NIFA's Authorized Departmental Officer (ADO) listed in block 14 of the Award Face Sheet.

C. For City of St. Petersburg: Hannah Nistler, Sustainability and Energy Analyst, (727) 892-5189, Hannah.Nistler@stpete.org, or their designee or successor will serve as lead Project Director.

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D. For City of St. Petersburg: Thomas Greene, Assistant City Administrator, (727) 893-7032, Tom.Greene@stpete.org, or their designee or successor will serve as the Authorized Representative (AOR).

VI. Responsibilities of the Parties:

A. City of St. Petersburg agrees to:

1. Assure and certify that in addition to terms stated in this cooperative agreement it has and/or will comply and require subrecipients to comply with the requirements contained in the NIFA Research Terms and Conditions for Grants and Cooperative Agreements, as well as the reporting requirements specified below.

2. Participate in ongoing coordination with USDA in the planning and delivery of activities.

3. Carefully manage project funds to complete deliverables, as outlined in the grant application.

4. Share Cooperator expertise and experiences with other cooperators and USDA to better inform USDA's approach to addressing food loss and waste.

5. Reporting: Financial

a. NIFA requires all cooperators to submit a Federal Financial Report Form SF-425, annually no later than 90 days after the award anniversary date. The final SF-425 is due no later than 120 days after the termination date of the grant. The form should be emailed as a PDF attachment to both: awards@usda.gov and urbanagriculture@usda.gov. All questions relating to the SF-425 reports should be directed to the Administrative Contact listed in block 14 of the Award Face Sheet.

b. NIFA requires all cooperators to submit a Project Financial Report through REEport on an annual basis, due February 1st of each year. Assistance for submitting online forms through REEport should be directed to REEport Customer Service at electronic@usda.gov

6. Reporting: Annual Progress

a. NIFA requires all cooperators to submit an annual technical progress report through REEport, due within 90 days after the award anniversary date. Progress reports must cover only the most recent annual budget period and should adequately describe the project's progress toward performance objectives and clearly highlight the major accomplishments achieved during the reporting period.

b. OUAIP requires OUAIP Supplemental Reporting Form (NRCS-OUAIP-1), reporting on specific project indicators, must be submitted to urbanagriculture@usda.gov annually, due within 90 days after the award anniversary.

7. Reporting: Final Technical Report

a. NIFA requires all cooperators to submit a final technical progress report through REEport, due within 120 days of the expiration of the award. The final progress report are required to cover the duration of the project, from start to end date. Reports should adequately describe how performance objectives were achieved and highlight the major accomplishments and non-technical impacts of the project.

b. OUAIP requires all cooperators to submit a final OUAIP Supplemental Reporting Form (NRCS-OUAIP-1), reporting on specific project indicators, to urbanagriculture@usda.gov within 120 days of the expiration of the award.

B. The USDA agrees to:

1. Assign a NIFA National Program Leader (NPL) with appropriate expertise who will monitor the project, make recommendations concerning planning and procedures to be followed, and ensure that objectives are being fulfilled.

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2. Provide funds in the amount of \$358,735 in this funding authorization under the U.S. Department of Treasury Automated Standard Application for Payment (ASAP) system. The total cost to NIFA under this Agreement will not exceed \$358,735.
3. Reimburse the Cooperator for allowable, allocable, and reasonable costs as specified on the Award Face Sheet, Form NIFA-2009 and the approved budget. Tuition remission is unallowable.
4. Provide guidance in the evaluation process and other technical assistance as needed.
5. Collaborate with the cooperator in evaluating, accepting and achieving the milestones for the project as proposed by the cooperator.
6. Provide technical direction to the overall program, as well as the individual program elements as it is determined to be necessary and appropriate by USDA.
7. Participate during the full duration of the project and will have continuing rights to conduct ongoing negotiations with the cooperator regarding the technical direction of the work conducted under this agreement.
8. Attend meetings and participate in the formation and direction of scope of the key development activities.
9. Ensure the Program Leader named in block 14 of the NIFA Award Face Sheet will participate in the development, review and approval of all statements of work, including subcontractor statement of work, prior to execution of any subcontract.
10. Review technical progress reports and provide input to these reports as deemed necessary. USDA will use these reports to evaluate the cooperative agreement deliverables; thus, providing an additional measure of technical progress.
11. Collaborate with the cooperator in the allocation of funds budgeted for this agreement. Further as work progresses, funding needs may change and depending upon availability of funds, as appropriate. USDA will work with the cooperator to reallocate funds budgeted between different programs and projects, if necessary.
12. Monitor all phases of the cooperator's activities, including the participation in the cooperator's review of its contractors' and subawardees' activities and review of the contractors' and subawardees' reports to the cooperator.
13. USDA will actively participate in the cooperator's process of reviewing and approving each phase of the proposed programs and projects.

C. It is mutually agreed that:

1. This Agreement shall be deemed effective as of March 1, 2025, and shall remain in effect until February 28, 2027, unless extended by mutual consent.
2. USDA's NIFA will utilize its normal payment management system to make the federal financial assistance funding available to the cooperator. After the agreement is fully signed and the federal funds are recorded as an obligation, NIFA will authorize the agreement amount in the Department of Treasury application known as the Automated Standard Application for Payments (ASAP) system. NIFA will also provide to the cooperator enrollment instructions for the ASAP system through which the cooperator will access their funding. The cooperator may obtain assistance with the ASAP system from NIFA at asapcustomerservice@usda.gov. For more information on the amounts and timing of ASAP drawdowns, see 2 CFR Part 200.305, 'Federal payment.' Funds must be drawn on an as-needed basis only. Should there be unobligated funds remaining at the conclusion of the project, such funds shall be refunded to the NIFA-USDA and any undrawn authorization under the ASAP System shall be revoked.
3. Provisions of the approved proposal on which this Agreement is based that may not be explicitly stated herein are considered an integral part of this Agreement.
4. The provisions of Executive Order No. 11246 dated September 24, 1965, Sec. 202, para. (1) through (7) are made a part of this Agreement. As appearing throughout these paragraphs, the word "contract" shall be construed to mean "agreement" and the word "contractor" shall be construed to mean City of St. Petersburg.

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5. No member of or delegate to Congress shall be admitted to any share or part of this Agreement, or to any benefit that may arise therefrom; but this provision shall not be construed to extend to this Agreement if made with a corporation for its general benefit.
6. All travel using Federal funds must be directly related to the work required under this agreement. All travel must comply with 31 U.S.C. ' 1345, Federal Travel Regulations, and applicable cost principles.
7. This agreement may be amended at any time by mutual written agreement of the parties and will be amended in writing by the Authorized Departmental Officer.
8. Nothing in this agreement may be interpreted to imply that USDA endorses any product, service, or policy of the cooperator or the cooperator's partners, contractors, and/or subawardees. The cooperator will not take any action or make any statement that suggests or implies an endorsement.
9. As a condition of this Cooperative Agreement, the recipient assures and certifies that it is in compliance with, and will comply in the course of the Agreement with, all applicable laws, regulations, Executive Orders, and other generally applicable requirements specifically stated in this agreement and otherwise applicable. These regulations include the protection of human subjects with the requirements set out in 7 CFR 1c.103 and in the Department of Health and Human Services regulations in 45 CFR part 46, as amended, which hereby are incorporated in this Agreement by reference, and such other statutory provisions as are specifically set forth herein.
10. In accordance with 2 CFR part 418, the recipient (and any subtier recipient) is prohibited from making any payments from Federal funds for lobbying a Member of Congress, an officer or employee of Congress, an employee of Congress or any Federal agency in connection with the awarding, renewal, extension, continuation, amendment or modification of a particular contract, cooperative agreement, grant, or loan. If any lobbying activity from non-appropriated funds occurs and the application or award action exceeds \$100,000, then the recipient (and any subtier recipient, if applicable) must file certification and disclosure forms (instructions found in Appendix A & B of 2 CFR part 418). Primary recipients are required to collect the certification and disclosure forms from their subtier recipients and submit them to NIFA-USDA. If required as stated above, certification and disclosure forms must be executed before an award action which exceeds \$100,000 is made.
11. Pursuant to the provisions of 2 CFR part 180, subpart C, as supplemented by 2 CFR part 417, subpart C, the recipient agrees as a condition of this award that it shall not knowingly enter into any lower-tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in a covered transaction, unless specifically authorized by NIFA-USDA.
12. Recipient must comply with applicable National Policy Requirements attached to all NIFA awards and listed here on this link, <https://www.nifa.usda.gov/nifa-21-002-appendix-i-national-policy-requirements>. For questions regarding applicability contact the Program Leader identified listed in block 14 of the NIFA Award Face Sheet.
13. Pursuant to the provisions of 2 CFR Part 421, which implements the Drug-Free Workplace Act of 1988 (41 U.S.C. 8101-8106), you as the recipient must comply with the Drug-Free workplace requirements in Subpart B or (Subpart C, if the recipient is an individual) of part 421, which adopts the Government-wide implementation (2 CFR part 182) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D: 41 U.S.C. 8101-8106).
14. Except as otherwise provided in the terms and conditions of this Agreement, the author or the recipient organization is free to copyright any books, publications, or other copyrightable material developed in the course of or under this Agreement, but the Federal sponsoring agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use, and to authorize others to use, the work for Government purposes.
15. This award, and sub-awards at any tier under this award, shall be governed to the extent applicable by the provisions of 2 CFR Part 400, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal awards. The OMB guidance found in subparts A through F of 2 CFR part 200 is both adopted and supplemented in 2 CFR part 400. Part 400, along with the adopted 2 CFR part 200, acts as USDA policies and procedures for uniform administrative requirements, cost principles, and audit requirements for Federal awards. This guidance supersedes and streamlines requirements from OMB Circulars A-21, A-87, A-110, and A-122 (which have been placed in OMB guidance); Circulars A-89, A-102 and A-133; and the guidance in Circular A-50 on Single Audit Act follow up. In addition, this award or agreement is governed by the following administrative provisions: (a) 2 CFR 415, General program administrative regulations (b) 2 CFR 416, General program administrative regulations for grants and cooperative agreements to state and

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local governments In addition to any other terms and conditions attached hereto, or stated herein, recipients of awards shall be bound by the Administrative Provisions established for particular programs.

16. The substantial involvement by USDA under this agreement will remain in effect for the term of the cooperative agreement award.

17. Work performed pursuant to this agreement may be subject to the National Environmental Policy Act (NEPA). If applicable, prior to any ground-disturbing activities related to NRCS funding, the awardee must work with NRCS staff to complete an environmental evaluation (EE) related to those activities. Awardees may be required to prepare or pay for preparation of an environmental assessment (EA) or environmental impact statement (EIS), should any environmental review find that an EA or EIS is required.



August 26, 2024

Aubrey Phillips
Strategic Grants and Infrastructure Implementation Manager, Budget and
Management
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33701

RE: "*GreenCycle: Empowering Sustainability through Composting*"
PI: John Osegovic
Requested Amount: \$358,735

Dear Ms. Phillips:

It is with pleasure that the University of South Florida submits the enclosed
Statement of Work and Budget for the proposal entitled "GreenCycle:
Empowering Sustainability through Composting."

In the event that the project is funded, we agree to carry out contract and grant
administration policies and responsibilities as are assigned or delegated in the
Notice of Award.

Please contact Dr. Osegovic, Principal Investigator with any questions regarding
the programmatic aspects of this proposal at josegovi@usf.edu. All
administrative questions should be referred to John Johnson, Associate Director,
via email at jtj2@usf.edu.

Sincerely,

Stephanie
Rios

Digitally signed by
Stephanie Rios
Date: 2025.04.02
15:54:05 -04'00'

Stephanie Rios
Director, Sponsored Research

SPONSORED RESEARCH | USF RESEARCH & INNOVATION

University of South Florida | 3702 Spectrum Blvd., Suite 165, | Tampa, FL 33612-9445
813-974-2897 | rsch-awards@usf.edu



Approvals - gcc

Report • Printed on April 4, 2025

Approved

! Important

USDA NIFA Grant Council Packet

Hello all,

Attached is the council memorandum, resolution, USDA NIFA agreement, and a signed letter of commitment from USF St. Petersburg for the Composting and Food Waste Reduction Cooperative grant.

Please let me know if you have any questions.

▼ Attachments



FINAL Council Packet USDA Gr

[https://stpete1-my.sharepoint.com/:](https://stpete1-my.sharepoint.com/)

▼ Final status: Approved



Approved by
Maeven M. Rogers

4/4/2025 7:50:41 AM



Approved by
Claude Tankersley

4/3/2025 5:45:14 PM



Approved by
Jimmy F. Chism

4/3/2025 11:38:53 AM



Requested by
Hannah B. Nistler

4/3/2025 11:37:10 AM

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Budget, Finance and Taxation Committee to discuss Public Utility Revenue Bonds, Series 2025 A&B. (Chair Gerdes- Staff Request)
Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA

NEW BUSINESS ITEM

TO: Members of City Council

DATE: April 11, 2025

COUNCIL DATE: April 17, 2025

RE: Referral to the Budget, Finance and Taxation Committee to Discuss Public Utility Revenue Bonds, Series 2025 A&B.

ACTION DESIRED:

Respectfully requesting a referral to the Budget, Finance and Taxation Committee to discuss Public Utility Revenue Bonds, Series 2025 A&B.

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

Copley Gerdes
Council Chair, District 1

The following page(s) contain the backup material for Agenda Item: A Resolution of the City Council of the City of St. Petersburg, Florida approving variances pursuant to City Code Section 16.40.140.1.E to the platting of lots with variances to lot width and depth in the three-lot 826 32nd Avenue North Estates Preliminary Plat, generally located at 826 32nd Avenue North; providing conditions of approval; and providing an effective date. (City File DRC 24-20000019) [Quasi-Judicial]

Please scroll down to view the backup material.



J-1



ST. PETERSBURG CITY COUNCIL
Meeting of April 17, 2025

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

SUBJECT: A Resolution of the City Council of the City of St. Petersburg, Florida approving variances pursuant to City Code Section 16.40.140.1.E to the platting of lots with variances to lot width and depth in the three-lot 826 32nd Avenue North Estates Preliminary Plat, generally located at 826 32nd Avenue North; providing conditions of approval; and providing an effective date. (City File No.: DRC 24-20000019)

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

RECOMMENDED CITY COUNCIL ACTION:

Approve the variance request.

Request: The applicant is requesting variances to lot width and depth in the proposed three-lot 826 32nd Avenue North Preliminary Plat, generally located at 826 32nd Avenue North (see attached Location Map). All lots are required to have 50 feet in lot width and 75 feet in depth. The proposed northern two lots have only 44 feet in width and the southern lot has only 72 feet in depth.

Discussion:

Under the Subdivision Code, Section 16.40.140.1.E., City Council may authorize variances to the Code as follows:

Variances. Where, because of energy conservation, topographical and other conditions peculiar to the site, strict adherence to the provisions of this section would cause an unnecessary hardship or would be impossible or impractical, the Development Review Commission (DRC) may recommend, and the City Council may authorize, a variance if the variance can be made without destroying the intent of this section and without violating the requirements of F.S. Ch. 177.

The applicant proposes to demolish all structures and improvements on the property and replat it into three separate buildable lots. Each lot will comply with minimum lot area requirement of the Neighborhood Traditional – 2 (NT-2) Zoning District. The northern two lots will be deficient in lot width (44 feet proposed where 50 feet is required), and the southern lot will be deficient in lot depth (72 feet proposed where 75 feet is required). The proposed layout demonstrates that conforming setbacks, lot coverage and residential density can be provided despite the deviations. The proposed density will be 7.3 units/acre, which is well below the maximum 15 units/acre allowed.

The proposed layout will be consistent with the development of the block. Similar variances were granted by the DRC on the property to the east in 2016. Forty-five percent (45%) of lots on the portion of the subject block that is located in the NT-2 Zoning District are substandard in width or area (see attached Staff Report). Fifty-two percent (52%) of all lots on surrounding blocks are substandard in

width or area. The blocks to the south were platted at 40 feet wide by 95 feet deep (3,800 square feet), and many were developed as one house per platted lot.

Agency Review: The application was routed to the standard list of City Departments and private utility providers. No departments object to the variances or plat. The City's Water Resources Department has no objection provided that each lot is served by separate water and sewer utilities, which is proposed. Because the City's sanitary sewer line is located in 31st Avenue North, public utility easements are required to traverse Lot 3 to serve Lots 1 and 2. Those easements are required to be dedicated on the final plat.

The City's Engineering Department has no objection provided that each lot is served by separate utilities, and public utility easements are provided accordingly. The City's Transportation and Parking Management, Fire, Police and Sanitation Departments have no objection. Duke Energy objects to the plat until easements for their infrastructure are provided. A Letter of No Objection from them is a recommended Condition of Approval.

As set forth in the attached DRC Staff Report, Staff finds that approval of the variances would be consistent with the criteria in the City Code and the Comprehensive Plan.

DRC Action/Public Comments: On March 5, 2025, the DRC held a public hearing on the application. No members of the public appeared or commented. No comments were received from the Five Points Neighborhood Association or CONA.

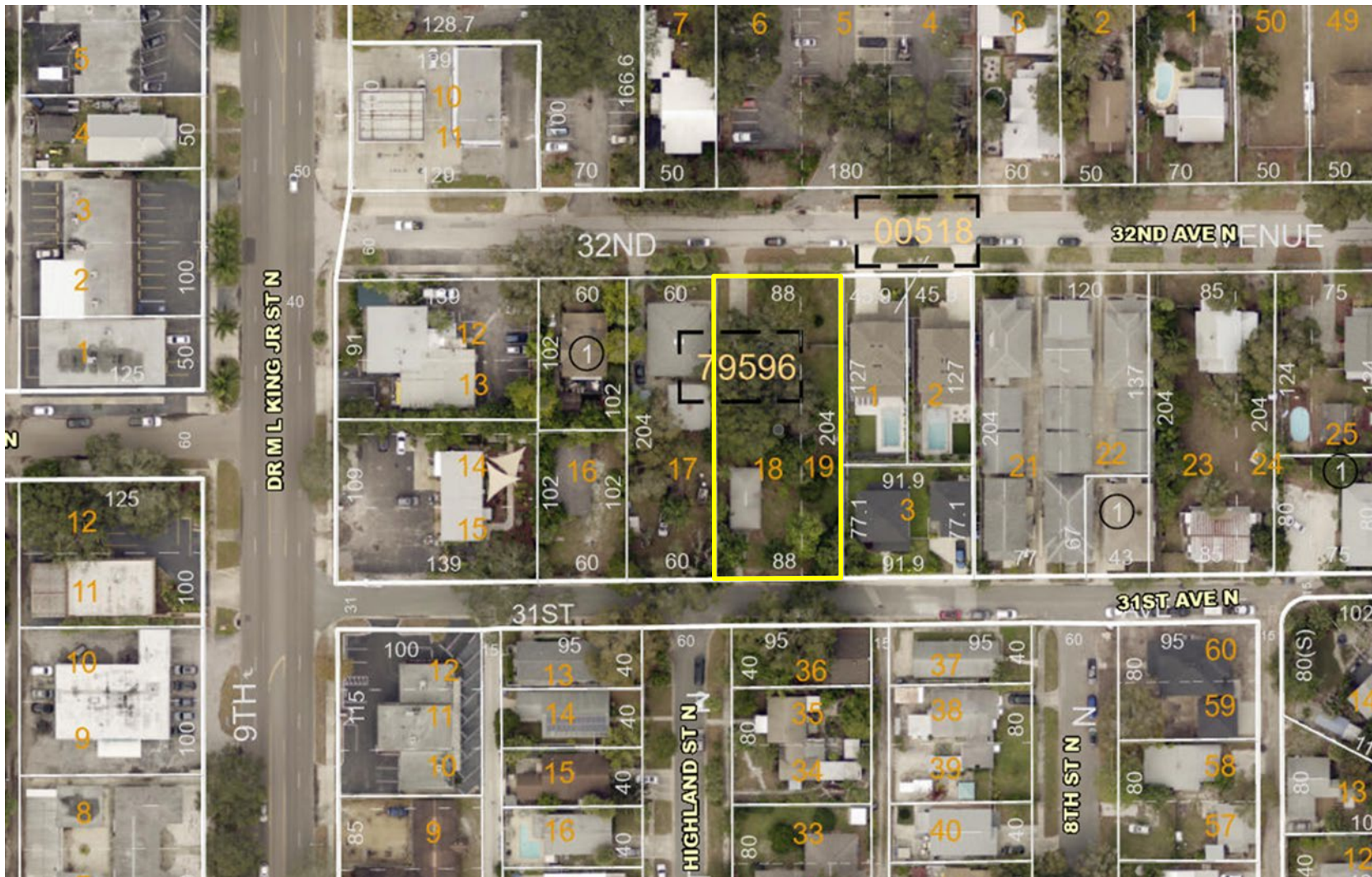
The DRC voted to remove the last two sentences in Condition #4 in the Staff Report related to the issuance of tree removal permits, to better convey the intent to require preservation of the 24-inch Live Oak on the property and not allow removal of it by permit. The DRC voted 7-0 to recommend approval of the variances.

RECOMMENDATION:

The Administration and the DRC recommend **APPROVAL** of the variances, subject to the following conditions:

1. The Applicant shall comply with the Engineering Review Memo dated February 12, 2025, and the Water Resources Review Memo dated February 6, 2025.
2. The Applicant shall provide a Letter of No Objection from Duke Energy.
3. Approval of these variances does not grant or imply variances from other sections of the City Code or other applicable regulations.
4. Site plans for any future development shall show the location of all dedicated easements and protected and grand trees.
5. Prior to recording of the final plat, all improvements shall be removed from the property.
6. This variance approval shall expire unless a final plat is recorded by March 5, 2028. A request for extension must be filed in writing prior to the expiration date.
7. Any public liens and assessments shall be satisfied.

Attachments: Project Location Map; 826 32nd Avenue North Preliminary Plat; Resolution with Staff Report (DRC Case 24-20000019)



PROJECT LOCATION MAP

Case No.: 24-20000019

Address: 826 32nd Ave N

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

N↑
(nts)

LOT 18 AND THE WEST 28 FEET OF LOT 19 IN SEMINARY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, ON PAGE 41 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

OWNER:

TELEKASY LLC
626 18TH AVENUE NE
ST. PETERSBURG, FL 33704
REGISTERED AGENT: TEDRIC E. HOORNSTRA
626 18TH AVE. NE
ST PETERSBURG, FL 33704

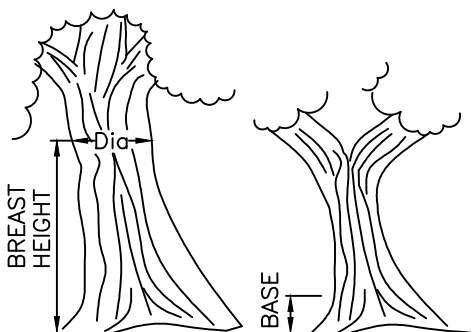
SURVEYOR:

ROBERTSON & ASSOCIATES SURVEYING, INC.
14052 N. FLORIDA AVENUE
TAMPA, FL 33613
EMAIL: support@robertsonsurvey.com
PHONE: 813-388-2484

NOTE:

DARK DASHED LINES AND UNDERLINED LOT NUMBER DATA
DEPICTED WITHIN THE PLAT BOUNDARIES REPRESENT THE
UNDERLYING PREVIOUSLY PLATTED LOTS SHOWN WITHIN
THE PLAT OF SEMINARY HEIGHTS.

_____ = UNDERLYING PREVIOUSLY PLATTED LOTS
LOT 18 = UNDERLYING LOT NUMBER FOR
 PREVIOUSLY PLATTED LOTS



* * * TREE NOTE * * *


ALL TREE LOCATIONS INFORMATION
SHOULD BE FIELD VERIFIED IF
CRITICAL TO DESIGN. TREES BY NATURE
ARE IRREGULAR IN SIZE AND
SHAPE AND EVERY EFFORT IS MADE
TO ACCURATELY LOCATE THE
TREES SHOWN HEREON. THE TREE
SIZE IS DETERMINED BY THE
DIAMETER OF TREE AT BREAST HEIGHT
(SIZES SHOWN IN INCHES).

* * * * * TREE LEGEND * * * * *

* * * TREE LEGEND * * *

BB=BAMBOO
 CIT=CITRUS
 CL = CHERRY LAUREL
 CAM = CAMPHOR
 EC = EUCALYPTUS
 FP = FAN PALM
 QP=QUEEN PALM

LG=LIGUSTRUM
 MAG=MAGNOLIA
 OK = OAK
 RP = ROYAL PALM
 PDC = PODOCARPUS
 SCH = SCHEFFELERA
 UNK=UNKNOWN

12",8"  = TWIN TREE - TWO TRUNKS W/EACH TRUNK'S D.B.H. NOTED - APPLIES TO ANY TREE TYPE (TREES WITH 3 OR MORE TRUNKS NOTED SIMILARLY)

SURVEYORS NOTES

1. LEGAL DESCRIPTION SHOWN HEREON PER DEED.
 2. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (OR DIGITAL SEAL) OF THE FLORIDA SURVEYOR AND MAPPER. THE REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
 3. NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS ARE NOT TO BE CONSIDERED UNLESS OTHERWISE NOTED.
 4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OR-WAY LINE OF 31ST AVENUE NORTH, SAID BEARING BEING N90°00'00"E, ASSUMED.
 5. THE SITE APPEARS TO BE IN FLOOD ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP OF PINELLAS COUNTY, FLORIDA, AND INCORPORATED AREAS MAP NUMBER 1210300271H, EFFECTIVE 01/01/2013. THE SIGNING SURVEYOR AND MAPPER HERON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PREPARATION OF THE MAP, THE DETERMINATION OF THE FLOOD ZONE, AND THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS ARE HEREBY REFERRED TO FOR ANY JUDGMENTS BEING MADE FROM THIS INFORMATION.
 6. FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS, THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE FLOOD RISK FOR ANY SPECIFIC PROPERTY.
 7. PROPERTY OWNER SHOULD OBTAIN WRITING BUILDING ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT FOR ANY TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
 8. UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND ELECTRIC, ALSO FENCES AS WELL AS NOT TO SCALE, OWNERSHIP OF ANY ADJACENT PROPERTY, OR IF ANY OF THE ABOVE IS DETERMINED TO BE USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS' SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTED: THIS SURVEY SHALL BE CONSIDERED TO USE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
 9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR OR PARTIES.
 10. THIS SURVEY WAS PERFORMED USING THE TRANSIT AND TAPE SURVEY METHOD AND CHECKED BY MATHEMATICAL TRAVERSE. CLOSURE AND REDUNDANT MEASUREMENTS TO CORNERS THAT WERE NOT OCCURRED TO. THE CLOSURE OF THE CALCULATED MATHEMATICAL CLOSURE MEETS OR EXCEEDS THE CLOSURE REQUIREMENTS SET FORTH IN FLORIDA ADMINISTRATIVE CODE § 15-17.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF THE UNDERGROUND UTILITIES OR RECORDS OR REFERENCES AS TO THE ACTUAL SIZE LOCATION OR EXISTENCE OF EASEMENTS, RIGHT-OF-WAY LINES, OR OTHER RIGHTS OR BENEFITS.
 12. THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TREES OR OTHERS IN THE DESIGN OF PERMANENT IMPROVEMENTS SUCH AS BUILDINGS AND PARKING LOTS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO OBTAIN NECESSARY INFORMATION FROM THE SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO DESIGN COMPLETION.
 13. THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF ST PETERSBURG BENCH MARK #71+44=56 FEET (NNAD.1988).
- SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST
PINELLAS COUNTY, FLORIDA

DESCRIPTION: 2' PUBLIC SIDEWALK EASEMENT

THE SOUTH 2.00 FEET OF THE FOLLOWING DESCRIBED:
LOT 18 AND THE WEST 28 FEET OF LOT 19 IN SEMINA
HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 5, ON PAGE 41 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA.

(CONTAINS 175.8 SQUARE FEET OR 0.004 ACRES, MORE OR LESS)

PROPOSED 2' PUBLIC SIDEWALK EASEMENT

PROPOSED 6'-WIDE SIDEWALK

PRELIMINARY PLAT
826 32ND AVENUE NORTH ESTATES

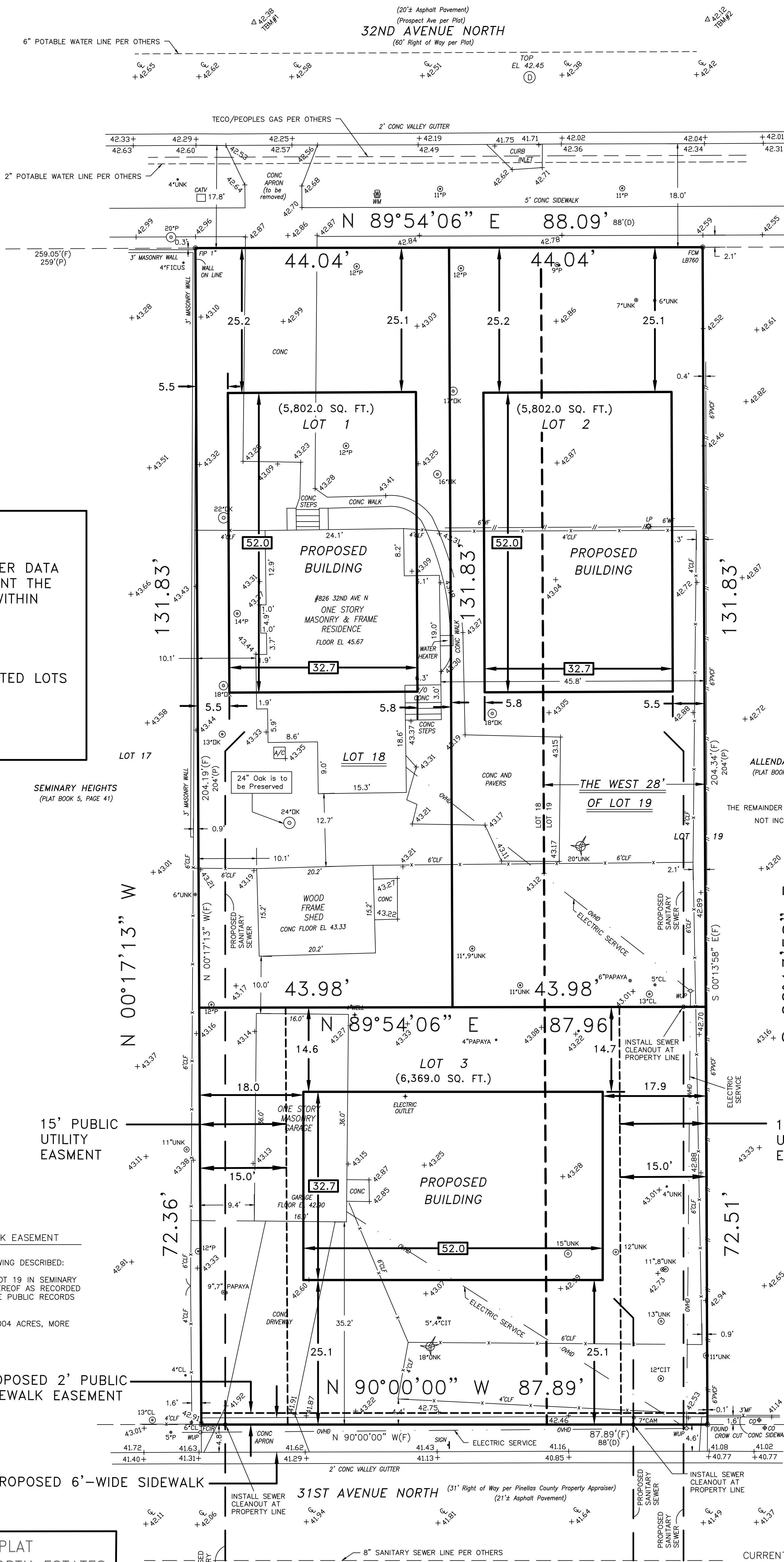
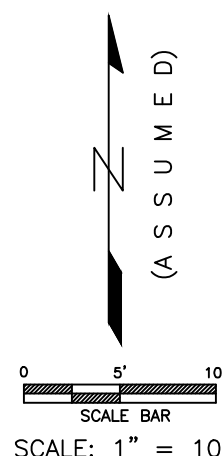
LEGEND:

[illegible]

PRELIMINARY PLAT

826 32ND AVENUE NORTH ESTATES

A REPLAT OF LOT 18 AND THE WEST 28 FEET OF LOT 19 IN SEMINARY HEIGHTS,
SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, STATE OF FLORIDA.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ALVIE F. GRIFFITH USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CURRENT SITE ADDRESS:
826 32nd AVENUE NORTH
ST. PETERSBURG, FL 33704
DATE OF FIELD SURVEY: 9-6-2023

DATE OF FIELD SURVEY: 9-6-2023

N TAMPA BAY HOMES

Prepared For: MODERN TAMPA BAY HOMES


ROBERTSON

ALVIE E. GRIFFITH

REGISTERED SURVEYOR AND MAPPER
LICENSE NO. 6005 STATE OF FLORIDA
LICENSED BUSINESS No. 8106

Surveyor Business Lic # LB8106
4400 N. Florida Ave. Tampa, FL 33610

14052 N. Florida Ave. Tampa FL 33613
Phone: (813) 388-2484

Drawn By: SB/PC Checked By: PC Job No.: 23-136
ORIGINAL RAISED SEAL (OR DIGITAL SEAL) OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA APPROVING VARIANCES PURSUANT TO CITY CODE SECTION 16.40.140.1.E TO THE PLATTING OF LOTS WITH VARIANCES TO LOT WIDTH AND DEPTH IN THE THREE-LOT 826 32ND AVENUE NORTH ESTATES PRELIMINARY PLAT, GENERALLY LOCATED AT 826 32ND AVENUE NORTH; PROVIDING CONDITIONS OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant is requesting variances to lot width and depth in the three-lot 826 32nd Avenue North Preliminary Plat, generally located at 826 32nd Avenue North (the “Requested Variances”). Lots in the Neighborhood Traditional – 2 Zoning District are required to have a width of 50 feet and a depth of 75 feet, and

WHEREAS, the width of the two proposed northern lots is 44 feet and the depth of the southern lot is 72 feet, and

WHEREAS, the granting of the Requested Variances is consistent with the review criteria at both Sections 16.40.140.1.E, pertaining to Subdivisions, and 16.70.040.1.6, pertaining to Variances, of the City Code, and

WHEREAS, the Development Review Commission voted 7-0 in support of the Requested Variances at a public hearing on March 5, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that, pursuant to its authority under City Code Section 16.40.140.1.E., this Council hereby approves the Requested Variances, subject to the following conditions of approval:

1. The Applicant shall comply with the Engineering Review Memo dated February 12, 2025, and the Water Resources Review Memo dated February 6, 2025, which are attached hereto.
2. The Applicant shall provide a Letter of No Objection from Duke Energy.
3. Approval of these variances does not grant or imply variances from other sections of the City Code or other applicable regulations.
4. Site plans for any future development shall show the location of all dedicated easements and protected and grand trees.

5. Prior to recording of the final plat, all improvements shall be removed from the property.
6. This variance approval shall expire unless a final plat is recorded by March 5, 2028. A request for extension must be filed in writing prior to the expiration date.
7. Any public liens and assessments shall be satisfied.

This resolution shall become effective immediately upon adoption.

LEGAL:

Michael J Dema

DEPARTMENT:

Elizabeth Abernethy

ATTACH: Staff Report (DRC Case 24-20000019)



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VARIANCE
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, March 5, 2025, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.:	24-20000019
PLAT SHEET:	F-18
REQUEST:	Approval of the 826 32nd Avenue North Estates Preliminary Plat to create 3 buildable lots, with variances to lot width and depth.
OWNER:	Telekasy, LLC 626 18th Ave NE St. Petersburg, FL 33704
APPLICANT:	Modern Tampa Bay Homes 2250 Central Ave St. Petersburg, FL 33712
ADDRESS:	826 32nd Avenue North
PARCEL ID NO.:	07-31-17-79596-000-0180
ZONING:	Neighborhood Traditional - 2 (NT-2)

REQUEST: The applicant requests approval of a three-lot preliminary plat with variances to lot width and depth.

	Required	Requested	Variance	Magnitude
Lot width Lot 1	50 feet	44 feet	6 feet	12%
Lot width Lot 2	50 feet	44 feet	6 feet	12%
Lot depth Lot 3	75 feet	72 feet	3 feet	4%

BACKGROUND: The subject property consists of Lot 18 and the western 28 feet of Lot 19 in the Seminary Heights subdivision in the Neighborhood Traditional - 2 (NT-2) Zoning District in the Five Points Neighborhood. The parcel currently contains a house, shed and associated improvements which are proposed to be demolished. The total tract area is 17,952 square feet (0.41 acres) (see Attachment A – Location Map and Attachment B - Photos).

The applicant proposes to plat the property into three (3) buildable lots (see Attachment C – Application). Each lot will comply with the minimum lot area requirement of 5,800 square feet. Two lots will front on 32nd Avenue North; Lots 1 and 2 will be 44 feet wide by 131.83 feet deep (5,802 square feet). Lot 3 will front on 31st Avenue North and will be 87.92 feet wide by just over 72 feet deep (6,369 square feet).

The proposed density of 7.3 units/acre will conform with, and is well below, the 15 units/acre maximum of the NT-2 Zoning District. It appears that compliance with Impervious Surface Ratio, Front Yard Impervious Surface Ratio, Building Coverage and Floor-Area-Ratio requirements on the individual lots can also be achieved.

Similar variances were granted for the abutting property to the east in 2016 (DRC Case 16-54000023); that property was slightly larger than the subject property. A three-lot plat was approved with two variances to lot width at 45.9 feet wide each, which is a 9 percent deviation from the 50-foot requirement. All lots complied with depth and area requirements.

The subject block is characterized by a long length (1,250 feet), and was originally platted with a mix of 50- and 60-foot-wide lots. The north-south-oriented lots were platted with double-frontage on what are now 31st and 32nd Avenues North (see Attachment D – Plat). Most of the parcels have been split since that time and have a variety of widths, depths and densities. There are bungalow apartments two parcels to the east.

CITY DEPARTMENT AND PRIVATE UTILITY COMMENTS: The City's Water Resources Department has no objection to the preliminary plat provided that each lot is served by separate water and sewer utilities. Because the City's sanitary sewer line is located in 31st Avenue North, public utility easements are required to traverse Lot 3 to serve Lots 1 and 2. Those easements are required to be dedicated on the final plat (see Attachment E – City Department Comments).

The City's Engineering Department has no objection to the preliminary plat provided that each lot is served by separate utilities, and public utility easements are provided accordingly (see Attachment E).

The City's Transportation and Parking Management, Fire, Police and Sanitation Departments have no objection to the plat.

Duke Energy objects to the plat until easements for their infrastructure are provided.

Receipt of a Letter of No Objection from them is a recommended Condition of Approval.

PUBLIC COMMENTS: As of the date of this report, Staff received no objections from the public. The Five Points Neighborhood Association and CONA did not comment. No signatures of support were submitted.

VARIANCE REVIEW CRITERIA:

Physical Hardship Related to the Subject Property:

The hardships related to the property include its large size (17,952 square feet), width (88 feet) and depth (204) feet in relation to the minimum requirements of the NT-2 Zoning District, (5,800 square feet, 50 feet and 75 feet, respectively). The parcel has sufficient area for three lots.

Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

1. Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:
 - a. Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site:
 - This criterion does not apply, the buildings are proposed to be demolished.
 - b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district:
 - This criterion is not applicable. As discussed above, the property is significantly larger than the NT-2 minimum lot requirements.
 - c. Preservation district. If the site contains a designated preservation district:
 - This criterion is not applicable.
 - d. Historic Resources. If the site contains historical significance:
 - This criterion is not applicable.
 - e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features:
 - This criterion is not a factor in the application. Tree removal permits will be required to trim or remove Code-protected trees. City Staff reviewed the trees on the property and determined that the 24-inch Live Oak located between the existing house and shed in the rear third of proposed Lot 1 should be retained; the new house layout should be designed to save and protect this tree. A tree removal permit would not be supported for that tree.
 - f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements:
 - The proposed layout will be consistent with the development of the block. Forty-five percent (45%) of lots on the portion of the subject block that is located in the NT-2 Zoning District are substandard in width or area (see Attachment F – Tabular Analysis and Attachment G – Map Analysis). The lots to the east which

received a variance to width in 2016 did not require development variances to setbacks, lot coverage or Floor-Area-Ratio. The density on that parcel is 7 units/acre.

- Fifty-two percent (52%) of all lots on surrounding blocks are substandard in width or area. The blocks to the south were platted at 40 feet wide by 95 feet deep (3,800 square feet), and many were developed as one house per platted lot.
2. The special conditions existing are not the result of the actions of the applicant;
 - The special conditions related to the case are not the result of the actions of the applicant.
 3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;
 - Literal enforcement of this Chapter would deprive the applicant of use of land equivalent to the use made of lands in the subject neighborhood.
 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;
 - Strict application of the applicable provisions would allow two (2) lots; one lot facing 31st Avenue North and one lot facing 32nd Avenue North. That density would be 4.8 units/acre where the permitted density of the NT-2 Zoning District is 15 units per acre.
 5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
 - The variances requested are the minimum necessary to make reasonable use of the land.
 6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
 - The following purposes of the Land Development Regulations apply in this case:
 - *D. Development standards. The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the plan and are found to be necessary for the preservation of the community, health, safety and general welfare.*
 - *E. Site requirements. The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.*
 - The proposed layout demonstrates that conforming setbacks and residential density can be provided. Testimony from the Applicant should be provided regarding anticipated compliance with lot and building coverage, floor-area-ratio and parking requirements.
 - The application also advances the following Policy of the Land Use Plan of the Comprehensive Plan:
 - *POLICY LU2.5 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.

7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;
 - The granting of the variance is not anticipated to be directly injurious to neighboring properties or otherwise detrimental to the public welfare.
8. The reasons set forth in the application justify the granting of a variance;
 - The reasons set forth in the application narrative justify granting of the variance.
9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.
 - This criterion is not applicable. No nearby nonconforming use situations are being considered as grounds for issuance of a variance permitting similar uses.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning & Development Services Department Staff recommends **APPROVAL** of the application. Per Section 16.40.140.1.E, Variances (related to subdivisions), the DRC may recommend, and the City Council may authorize the variances.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the plat submitted with this application, the Planning & Development Services Department Staff recommends that the approval be subject to the following:

1. The Applicant shall comply with the Engineering Review Memo dated February 12, 2025, and the Water Resources Review Memo dated February 6, 2025.
2. The Applicant shall provide a Letter of No Objection from Duke Energy.
3. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
4. Site plans for any future development shall show the location of all dedicated easements and protected and grand trees. Any application to remove trees shall comply with Section 16.40.060.53.4 at time of permitting, including submittal of any necessary reports. Separate tree removal permits shall be required for removal of any code protected trees.
5. This variance approval shall expire unless a final plat is recorded by March 5, 2028. A request for extension must be filed in writing prior to the expiration date.
6. Any public liens and assessments shall be satisfied.

REPORT PREPARED BY:

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

2/19/25
DATE

REPORT APPROVED BY:

/s/ Corey D. Malyszka

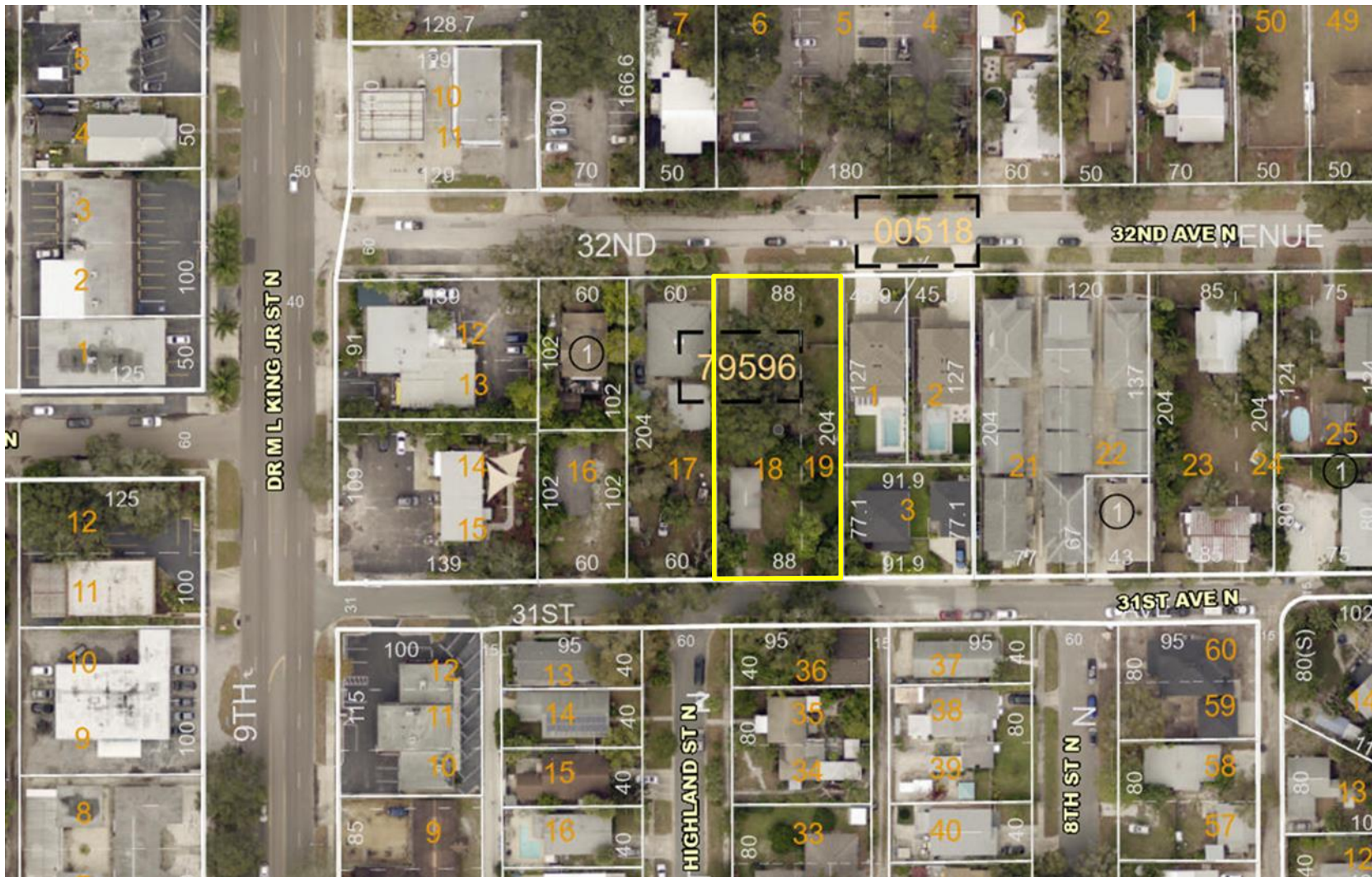
2/19/2025

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

DATE

Attachments: A – Location Map, B – Photos, C - Application, D – Plat, E – City Department Comments, F – Tabular Analysis and G – Map Analysis

ATTACHMENT A



PROJECT LOCATION MAP

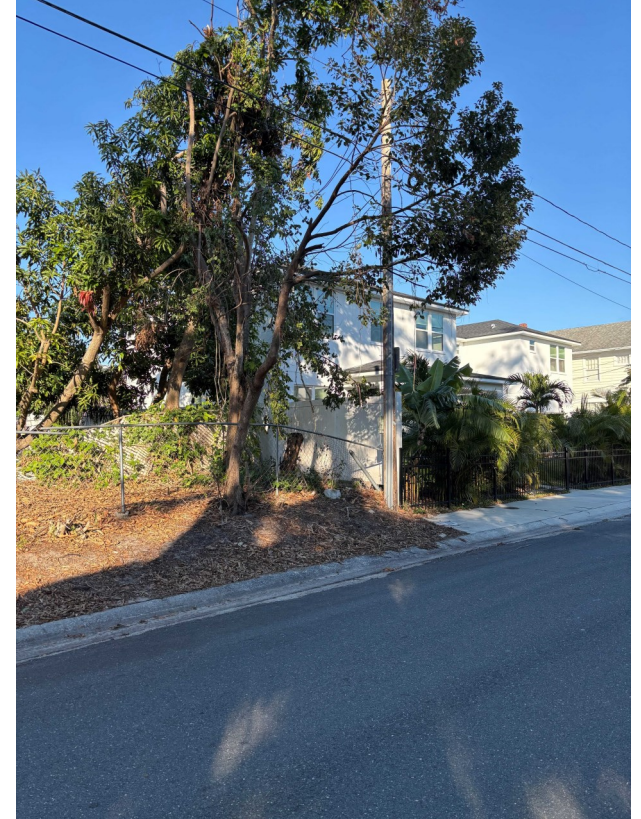
Case No.: 24-20000019

Address: 826 32nd Ave N

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

N↑
(nts)

ATTACHMENT B



Views to the subject property from 31st Ave N.



View toward the subject property from 32nd Ave N.

ATTACHMENT C



Preliminary Plat Application

Application No. (to be completed by City Staff after submission) _____

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): <i>Telekasy LLC</i>	
Street Address: <i>626 18 Ave NE</i>	
City, State, Zip: <i>St Petersburg, FL 33704</i>	
Telephone No: <i>727-804-8892</i>	Email Address: <i>thoornstra@aol.com</i>
NAME of AGENT or REPRESENTATIVE: <i>modern Tampa Bay Homes</i>	
Street Address: <i>2250 Central Ave</i>	
City, State, Zip: <i>St Petersburg, FL 33712</i>	
Telephone No: <i>727-820-1480</i>	Email Address: <i>richard@mtbhstudios.com</i>
NAME of SURVEYOR or ENGINEER: <i>Robertson & Associates Surveying (Patrick Collier)</i>	
Company Name: <i>Robertson & Associates Surveying</i>	
Street Address: <i>14052 N Florida Ave</i>	
City, State, Zip: <i>Tampa, FL 33613</i>	
Telephone No: <i>813-388-2484</i>	Email Address: <i>support@robertsonsurvey.com</i>
NAME OF PLAT: <i>826 32 Ave Estates</i>	
PROPERTY INFORMATION:	
Street Address or General Location: <i>826 32 Ave N</i>	
Parcel ID#(s): <i>07-31-17-7996-000-0180</i>	
PRE-APPLICATION MTG. DATE: <i>9/7/23</i>	STAFF PLANNER: <i>Cheryl Bergailo</i>

FEE SCHEDULE

The fee for plats requiring no variances: \$650.00 The fee for plats requiring a variance(s): \$1,000.00
Checks made payable to "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested preliminary plat and/or 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*: *Tedric Hoornstra*

Date: *10/18/2024*

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

Typed name of Signatory: *Tedric Hoornstra*



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

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: Telekany LLC

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

Property Address: 826 32 Ave N

Parcel ID No.: 07-31-17-79596-000-0180

Request: Subdivide the parcel into 3 separate platted parcels

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): Modern Tampa Bay Homes

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.

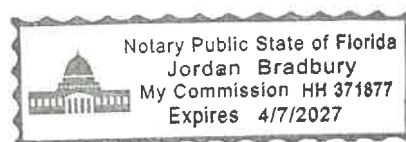
Signature (owner): *Tedric Hoornstra* Tedric Hoornstra
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FL DL

Notary Signature: *Jordan Bradbury*
Commission Expiration (Stamp or date):

Date: 10-18-2024



Preliminary Plat Application with Variance

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address or General Location: Detailed Description of Project and Request: <i>The client desires to subdivide parcel 07-31-17-79596-000-0180 into 3 separate parcels.</i>	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	<i>The proposed lot size is consistent with other properties</i>
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	<i>Yes. Parcels 07-31-17-79596-000-0260, 07-31-17-79596-000-0262, 07-31-17-79596-000-0261.</i>
3. How is the requested variance not the result of actions of the applicant?	<i>We are simply conforming to existing adjacent development pattern.</i>



Preliminary Plat Application with Variance

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

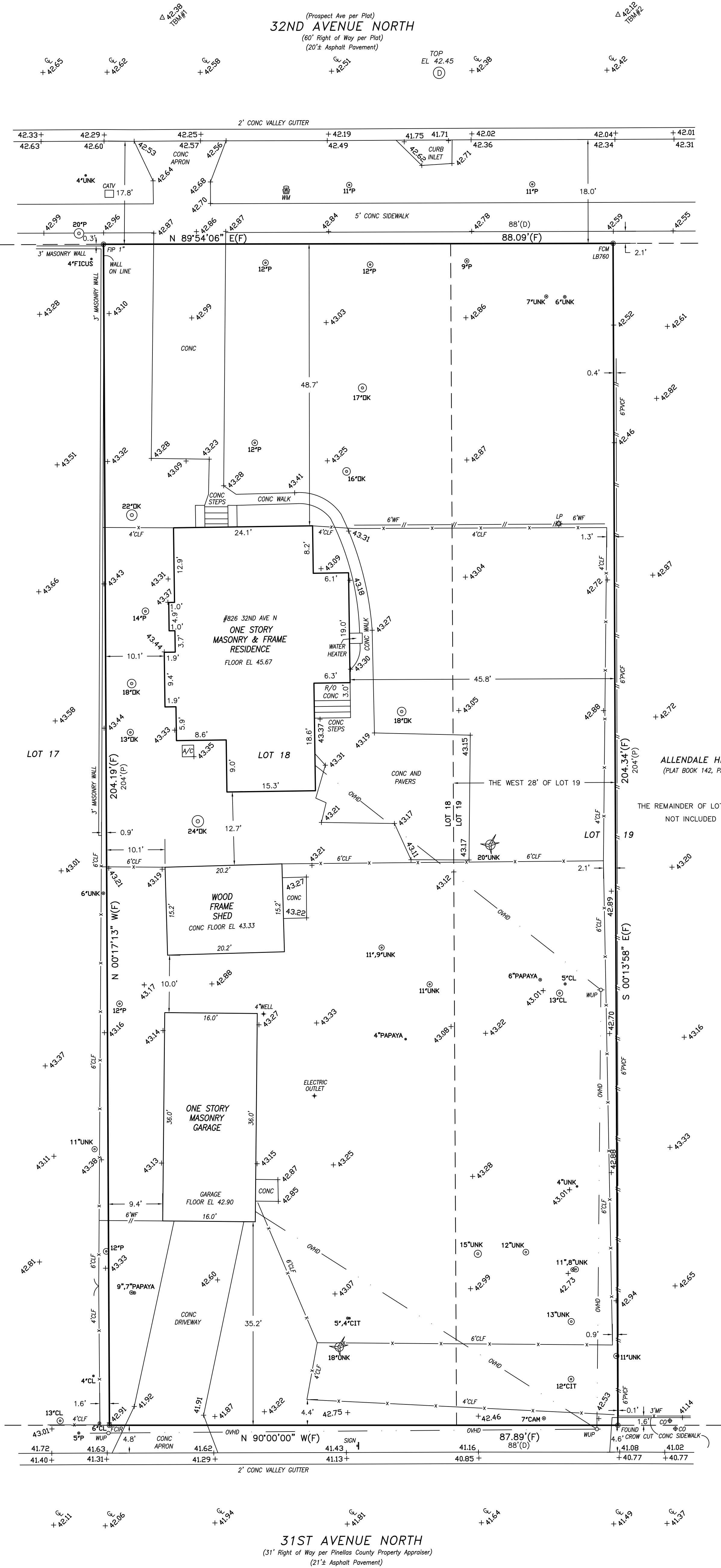
The variance will offer more opportunities to those seeking to live in St. Petersburg.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

It is the desire of the client to have 3 separate lots.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

It will allow for the neighborhood to welcome homeowners of new sustainable, up to code homes.



ATTACHMENT D

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: February 6, 2025

SUBJECT: **Revised plan to address comments.**
Approval of the 826 32nd Avenue Estates North Preliminary Plat to create 3 buildable lots. Variances to lot width and depth required.

PLAT: F-18

CASE: 24-20000019

LOCATION: 826 32nd Ave N.;07-31-17-79596-000-0180

REMARKS: Water Resources has no objects to the above-referenced subject.
Public utility easement must be recorded before final approval.

Project file

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Cheryl Bergailo, Planner II

FROM: Ellen Crandall, Permitting & Right of Way Manager

DATE: February 12th, 2025

SUBJECT: Preliminary Plat

FILE: 24-20000019 (Round 2)

LOCATION: 826 32nd Ave N

AND PIN: 07-31-17-79596-000-0180

ATLAS: F-18

REQUEST: **Revised plat to address comments.**

Approval of the 826 32nd Avenue Estates Preliminary Plat to create 3 buildable lots.
Variances to lot width and depth required.

RELATED CASES: Building Permit(s): NA

Right of Way Permit(s): NA

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.

PRIOR TO PRELIMINARY PLAT APPROVAL:

Provide a written response to comments for each PRIOR TO PRELIMINARY PLAT APPROVAL upon resubmittal.

1. ECID status of no-objection is based on the two 15-foot Public Utility Easements proposed on lot 3 to allow for the sanitary sewer lateral connections to Lot 1 and Lot 2. These easements are critical for the required access and layout of sewer service. Additionally, the two foot Public Sidewalk Easement is also required to facilitate the sidewalk.
2. **Developers Expense.** Though the sanitary sewer service for Lot 1 and Lot 2 is proposed through a Public Utility Easements, the extension of the sanitary sewer service shall be at and by the developers expense.
3. Utilities General:
 - a. **Sanitary Sewer.** Sanitary sewer is available in proximity to the southern lot only, with an 8 inch VCP (clay) in the 31st Avenue North right of way. Manhole F018-0005 in 32nd Avenue North appears to be 80 from the northern lots.
 - i. **Individual laterals required.** Upon development, the applicant or future property owner is required to provide connection to the public sanitary sewer collection system for each proposed lot. Lots may NOT share a service lateral. Laterals may not cross adjacent property without a private utility easement. The subject property appears to have one existing lateral. A lateral for each lot will be required. Provide drawings showing the lateral configuration before conducting work.
 - ii. **Public Clean out details.** The public clean out may be installed by the City Water Resources Department (*if WRD crews are available*) at the expense of the applicant. Contact the City's Water Resources department, Technical Services Division, at 727-892-5962 or WRDUtilityreview@stpete.org for further information or assistance in scheduling and paying for the public clean out installations.
 - iii. **Private utility easement may be necessary.** The proposal does not detail how the northern lots will receive sanitary sewer and the proposed public ingress /egress and drainage easement would typically not include sanitary unless a private utility easement. Provide utility layout to address sanitary sewer layout and connections.
 - b. **Potable water connection:** Potable water is available in proximity to the northern lots with a 2 inch PVC in the 32nd Avenue North right of way. A 2 inch galvanized potable line is in the south side of 31st Avenue North and access to the southern lot may require impacts to the roadway.
 - i. Connections are anticipated with redevelopment of the proposed parcels. At time of building permit provide a plan detailing existing potable and sanitary connections. Upon development or redevelopment, the applicant or current property owner is required to provide potable water service to each proposed lot if not existing. The City Water Resources department shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required

to service the proposed lots at the sole expense of the applicant/property owner. To request an estimate of cost potable water service connections email WRDUtilityReview@stpete.org, or phone 727-892-5962 for additional information.

2. **Sidewalks Required.** 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. A minimum 4-foot-wide public sidewalk is required, unless abutting a curb in which case it shall be 6 feet wide, along 31st Avenue North and 32nd Avenue North. Any existing sidewalks that are damaged during redevelopment sidewalks shall be replaced to city standards.
3. **Continue to include proposed 2 foot Public Sidewalk Easement on 31st Avenue South.** The subject property is required to provide sidewalks on 31st Avenue South, 4 feet in width unless abutting the curb in which case six feet wide is required. It appears there is 4.8 feet from back of curb to the property line and a 2 foot public sidewalk easement is proposed to facilitate the required sidewalk. Provide the public sidewalk easement on the preliminary plat.
4. **Driveway connections.** Clarify the proposed driveway and vehicular access. The proposed private easement for ingress/egress that is 7.5 feet wide is unclear if that is intended for vehicular access as 7.5 feet is insufficient driveway width. If three driveways are proposed from 31st Street south on a narrow frontage, provide a vehicular access plan to ensure widths, clearances, setbacks are feasible.
5. Both 32ND Avenue and 31st Avenue South are local city Rights-of-Way.

PRIOR TO FINAL PLAT:

6. **At time of Final Plat, provided dedication language. Specifically:**
 - a. **Private Ingress Egress and Drainage Easement.** Easement with exact dedication language to be provided at time of Final Plat.
 - b. **Public Sidewalk Easement.** Easement with exact dedication language to be provided at time of Final Plat.
 - c. It is the responsibility of the applicant to ensure the proposed preliminary plat encompasses all needed easements and tracts for future development.
7. **At time of Final Plat, the utility layout is not required. It is required at time of preliminary plat to ensure all lots will have utility connections and vehicular access.**

AT TIME OF PERMITS:

8. **Provide Grading Plans.** Development plans shall include a grading plan to be submitted 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 and S10-21 / S10-22 / S10-23. A grading plan showing the building site and proposed surface drainage shall be submitted.
9. **Sidewalks Required.** 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. A minimum 4-foot-wide public sidewalk is required, unless abutting a curb in which case it shall be 6 feet wide, along 31st Avenue North and 32nd Avenue North. Any existing sidewalks that are damaged during redevelopment sidewalks shall be replaced to city standards.

10. Redundant driveways shall be removed at time of redevelopment.
11. Right of way permits required for work in public right of way. See attached ECID_FORM_INFO_PERM_VI_Right of Way permits.
12. Temporary Traffic Control required with ROW permits for impacts to roads, lanes, sidewalks, public right of way thoroughfares etc. See attached ECID_FORM_INF_PER_II_Temporary Traffic Control.
13. Connections to potable water and sanitary sewer systems are anticipated. See attached ECID_FORM_INFO_PERM_IV_Multi-Family & Commercial Potable Water and Sanitary Sewer Connections.

ESC/akp

ec: WRD
Kayla Eger – Development Review Services

Pre-Permit Guidance 003: *Residential Potable & Sanitary Connections*

CITY OF ST. PETERSBURG, FLORIDA



ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

Generally residential encompasses single family, duplex up to fourplex. Above fourplex is considered multi-family/commercial. See Pre-Permit Guidance IV Commercial Potable & Sanitary connections for commercial developments.

Residential Potable Water Connections:

Coordination with Water Resources Department Required (WRD).

Proposed connections to public infrastructure including potable water and reclaimed water must receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources Department Technical Services Division via contacts below. 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.

Work Performed by WRD.

Only WRD is permitted to perform work on residential potable water systems.

Plan for WRD Schedule

Work performed by WRD is done on WRD schedule which may have many competing priorities and take several months. Request well in advance of need.

Backflow Preventer required.

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

Residential Sanitary Sewer Requirements

At time of permits, full design required.

Individual Laterals.

Each lot is required to have an individual lateral (no shared laterals. Private laterals may not cross other private properties or an easement is required).

Clean Outs Required.

Clean outs are required for each individual lateral. Upon development, the applicant or future property owner is required to provide connection to the public sanitary sewer collection system with public clean out. The public clean out shall be placed 30 inches inside the public easement boundary and constructed per City ECID detail S30-4 (House Service Connection), S30-8 (Clean out for Non-Traffic Areas), S30-9 (Clean Out Box), and S30-50 (dissimilar pipe coupling). No flexible connectors may be used.

Developers Expense.

Lateral connections and clean out improvements are at, and by the developer's expense regardless of if work is performed by private contractor or city forces.

Easements May Be Required.

Private sanitary sewer systems, or laterals crossing adjacent property are required easements.

Work May Be Performed By:

Private Contractor. Public clean outs, may be performed by a licensed contractor working under an Engineering Right of Way Utility connection permit. Private contractors may only perform work on the sanitary sewer system.

Water Resource Department. Public clean outs, laterals, pipeline work up to 10 inches in diameter may be performed by the Water Resources Department, at the sole expense of the applicant or future property owner (preferred option). To request an estimate of cost for the city to install the public clean outs email WRDUtilityRequest@stpete.org, or phone 727-892-5962 for additional information and reference this lot line adjustment case number. Work performed by Water Resources Department will be done on the city's schedule and it is the responsibility of the development team to request in advance and plan accordingly. Contact Water Resources Department (WRD) at WRDUtility@stpete.org for a cost estimate. Work done by WRD will be performed on WRD work schedule which includes many competing demands. Request timing of services will in advance of construction needs (approximately 2- 3 months in advance)

Utility Location Information. Contact ROW_Permitting@stpete.org and / or ECID@stpete.org to request details and atlas sheets on available utilities.

Pre-Permit Guidance VI: *Right of Way Use Permit*

CITY OF ST. PETERSBURG, FLORIDA



ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

The public ROW and easements are a public necessity utilized for many uses by many users. Any utilization of the ROW is a request. 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. There are many types of Right of Way Use permits, this guidance focuses on Development permits.

ROW Permit Required:

Right of Way Use permits are required when work, construction, repairs, staging, access changes or other activities impact the public right of way. Examples include:

- Construction on private property with a private contractor performing a sanitary sewer connection in the right of way.
- Demolition of a structure on private property that is next to the right of way and requires construction equipment in the right of way for access or closing the right of way for safety.
- Construction in the public right of way such as sidewalks, driveways, and other hardscape improvements as part of a private property development.
- Generally, all new development in the Downtown zoning districts will require a right of way use permit due to the proximity and impacts to the right of way from zero lot line development.

Rights of Way are for public benefit. There are many critical uses and users in the right of way.
Any request to utilize the public right of way must balance the needs of public infrastructure.

City Review

Right of Way use permits are submitted to, and issued by the Engineering and Capital Improvements Department (ECID); however, many different departments and divisions are impacted by ROW use requests. City review will include all impacted staff. Below are key contacts for specific items:

Right of Way permits:	ROW_permitting@stpete.org
Temporary Traffic Control:	Traffic.Control@stpete.org
Utility Atlas Sheet Requests:	ECID@stpete.org
On-Street Parking payment:	Ted.Civil@stpete.org
Scooter relocation	Transportation@stpete.org
Sanitary / Potable water connections:	WRDUtility@Stpete.org

Permit Types and Coordination:

At time of construction there are several types of permits and approvals from multiple departments that are required. The exact process may vary based on the request details. Contact ECID ROW staff at ROW_Permitting@stpete.org for guidance on Right of Way use permits. Generally:

Construction Action Plan (CAP) is required to be approved prior to initiation of construction activity requiring site plan review for projects in the Downtown zoning districts. The CAP is administered by the zoning official. The CAP is to address construction methods, staging, pedestrian and bicycle connections, construction worker parking, closing of right(s)-of-way, business and neighbor communication plan. The CAP does not constitute approval to initiate construction or road closures. Approval for construction is in the form of an issued permit such as Right of Way Use permit.

Building Construction permits (BP) are submitted to and issued by the Construction Services & Permitting (CSP) Division, generally for construction on private property. Though they are called building permits they can encompass site work, foundation and building or demolition work. Prior to issuance of BP the Right of Way use permit must be initiated. This window of overlap is imperative for ensuring consistency.

Right of Way permits (ROW) are submitted to and issued by the Engineering and Capital Improvements Department (ECID) specifically permitting staff (ROW), for impacts to the public right of way and public easement. Often this work is a result of construction on private property including utility connections, construction staging, and other construction impacts. ROW permits start and finish with ECID ROW staff; however, during review technical staff outside of ECID may be involved (such as traffic control, on-street parking, Water Resources Department, etc.) to assess impacts to their respective areas. The applicant is responsible for coordinating with all technical staff. The Right of Way permit must be submitted and reviewed by ECID staff prior to the issuance of the building construction permit to ensure consistency. Contact ROW_permitting@stpete.org

Temporary Traffic Control (TTC) approvals are submitted to and issued by the Engineering and Capital Improvements Department (ECID) specifically Traffic Control staff (TTC), for road, lane or sidewalk closures and other traffic impacts as a result of construction on private property. Contact via Traffic.Control@stpete.org. Submittal required minimum of 21 days prior to any intended date of closures. See detailed Pre-Permit Guidance on TTC. **The TTC and ROW permits shall be issued together.**

Minor Easement (ME) is a formal agreement for non-standard improvements in the public right of way such as decorative pavers and benches rather than standard details, as detailed under [City Code Sec. 25-273](#). A minor easement establishes the liability and maintenance obligations of the non-standard improvements on the applicant. A minor easement is routed to all utility providers for review and may take several months to process.

Right of Way Use Permit Requirements to Plan for:

City Standard Details. Work done in the public right of way and easements must meet 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

Plans shall show infrastructure. Plans for construction must detail all city infrastructure adjacent to and within the project area. City infrastructure maps are available via email request to ECID@stpete.org.

Restoration of Right of Way. Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications. Impacts to the public right of way and easements shall return the area to same or better conditions.

Preservation of granite, brick and hexagonal pavers. Per City Council Resolution, all existing roadway brick and granite roadway curbing must be preserved. Any existing brick and granite curbing which will not be utilized or is contained within streets or alleys to be vacated shall remain the property of the City and shall be neatly stacked, palletized and returned to the City's Maintenance yard by and at the expense of the developer.

Infrastructure in the right of way shall remain accessible. The ROW use permit plans and companion TTC shall include the location of construction fencing, barricades and other obstructions. Infrastructure in the ROW shall remain accessible, such as mast arms, signal boxes, fire hydrants etc. are on the exterior of fencing and are accessible.

Coordinate with roadway owner on streetscape or lane elements. All landscaping, curbing, sidewalk, roadway striping and other improvements in the right of way, sidewalk, lanes, roadways, etc, shall be coordinated with the roadway authority which may be City of St. Petersburg, Pinellas County, or Florida Department of Transportation. All improvements shall prevent utility conflicts (including but not limited to underground pipes and overhead wires and street lights).

Provide sidewalks to current standards. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways and at each side of proposed and existing commercial driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. *All existing public sidewalks adjacent to the entire plat perimeter must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition.

Provide curbs to current standards. Upon development or redevelopment, abandoned driveway approaches surrounding the site shall be properly removed. Existing road curb around the perimeter of the site has at least a 4-inch curb reveal above existing or proposed road pavement. Any curbs with substandard reveal must be raised to a 6-inch curb reveal per current City Engineering standards and specifications. New sidewalk construction shall not occur until road curbs meet this requirement.

Provide erosion control encompassing entire work area, including ROW. Typically, erosion control plans often propose silt fence on the property line; however, the entire work area includes demolition and utility connections in the right of way which will disturb dirt. Erosion control must encompass the entire limits of work, including ROW. Prior to demolition of sidewalk an approved ROW permit and TTC plan is required. Erosion control plan should be phased. The location of construction fencing should be shown to ensure consistency.

Items not permitted in public ROW. The project design shall include sufficient space to accommodate utility elements which are required to be on private property (not in the public right of way). 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

This handout is intended to provide general pre-permit guidance on processes and requirements. Additional comments and requirements may apply at time of permit.

indicator valves, fire department connections, etc.). Electrical transformers and other services are required to be accommodated on private property. Sanitation staging shall be on private property. Land Development Code required public art must be on private property and not in the right of way.

Coordination with Capital Improvement Projects. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Obtain Temporary Traffic Control (TTC) approval for any impacts. *See additional Pre-Permit Guidance on TTC.*

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

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

Pre-Construction Meeting with Inspectors. After the ROW permit is approved but prior to starting construction the applicant shall schedule a pre-construction meeting with ECID ROW inspectors. Contact is listed on first page of permit.

Close out. At the completion of work under the ROW permit the applicant shall coordinate all close out requirements such as as-built drawings with ECID ROW staff.



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: February 13, 2025

SUBJECT: Approval of the 826 32nd Avenue Estates Preliminary Plat to create 3 buildable lots. Variances to lot width and depth required

CASE: 24-20000019

The Transportation and Parking Management (“Transportation”) Department has reviewed the revised preliminary plat to create three (3) buildable lots at 826 32nd Avenue North. The subject property is zoned Neighborhood Traditional - 2 (NT-2). The Transportation Department has several comments on the case.

In an NT-2 zoning district, vehicle access shall be made from an alley or a secondary street if these alternatives are available per Section 16.20.010.11.1 of the City Code. These alternatives are not available for the subject property, so vehicle access points on 31st Avenue North and 32nd Avenue North are acceptable. Redundant driveways from prior developments shall be removed during construction.

Per Section 16.40.140.4.2, four-foot-wide sidewalks are required on 31st Avenue North and 32nd Avenue North, or six feet if abutting the curb. There is a five-foot-wide sidewalk on 32nd Avenue North that does not abut the curb. A sidewalk does not exist on 31st Avenue North. The applicant proposes a two-foot-wide public sidewalk easement so that a six-foot-wide sidewalk can be constructed.

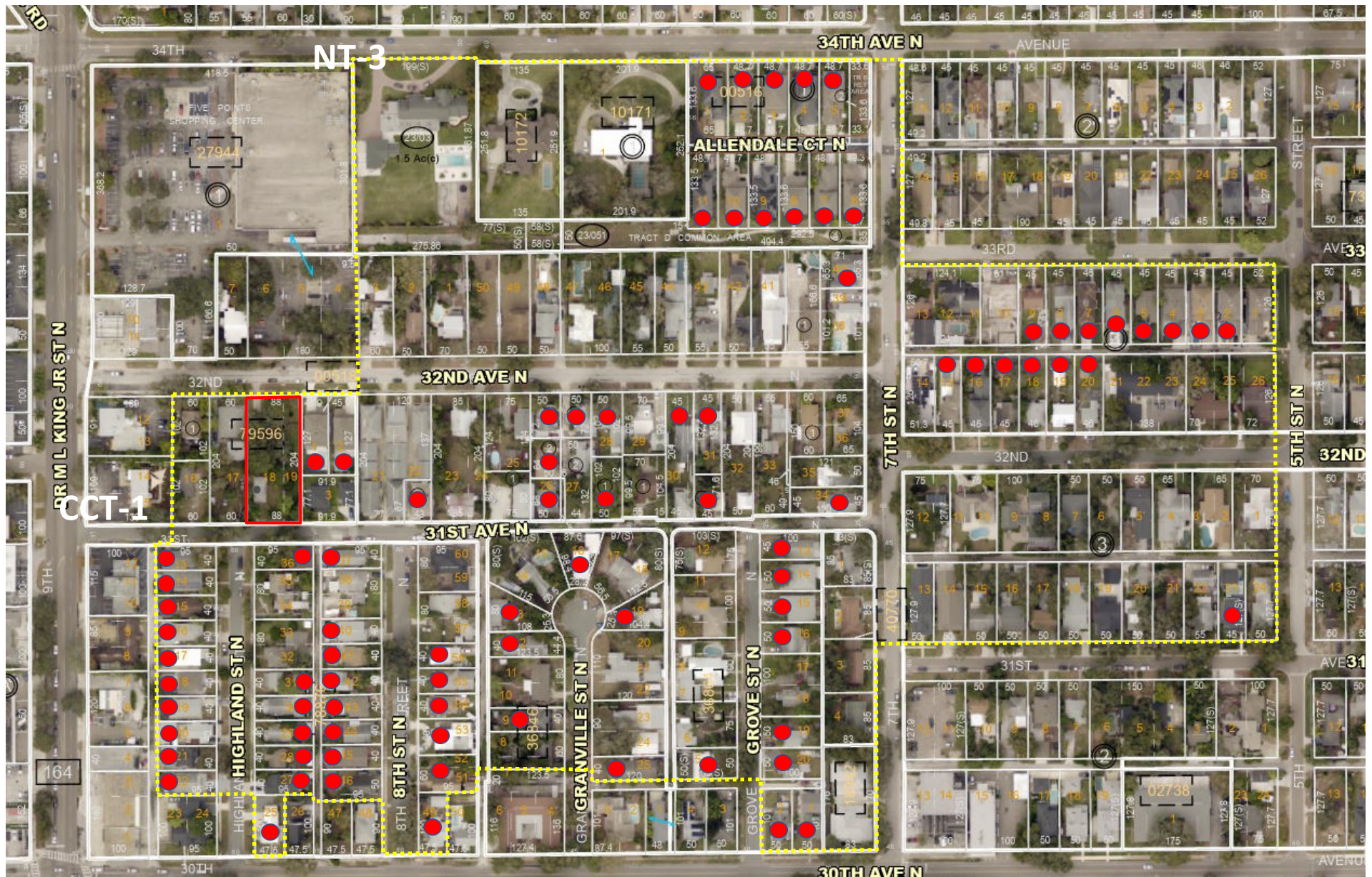
ATTACHMENT F

ATTACHMENT - F**Analysis of Substandard Lots on Surrounding Blocks in Same Zoning District**

Site Address: 826 32nd Avenue North




Block	Total Lots	Conforming	# Substandard	% Substandard
Subject Block	28	16	13	45%
Block to the north	29	17	12	41%
Highland St N - west side	10	0	10	100%
Highland St N - east side	9	2	7	78%
8th St N - west side	9	1	8	89%
8th St N - east side	8	2	6	75%
Granville St N	12	6	6	50%
Grove St N - west side	5	4	1	20%
Grove St N - east side	9	1	8	89%
7th St N - west side	5	5	0	0%
Block 3 - b/n 32nd and 31st	21	20	1	5%
Block 3 - b/n 33rd and 32nd	21	7	14	67%
Total	166		86	
Average of all lots			52%	
Average of the average				55%

ATTACHMENT G



ATTACHMENT G — Map Analysis

Legend:

-  Study area boundary
-  Subject property
-  Substandard lot



Quasi-Judicial Variance Hearing

826 32nd Avenue North Estates

Preliminary Plat

(DRC Case 24-20000019)

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

April 17, 2025

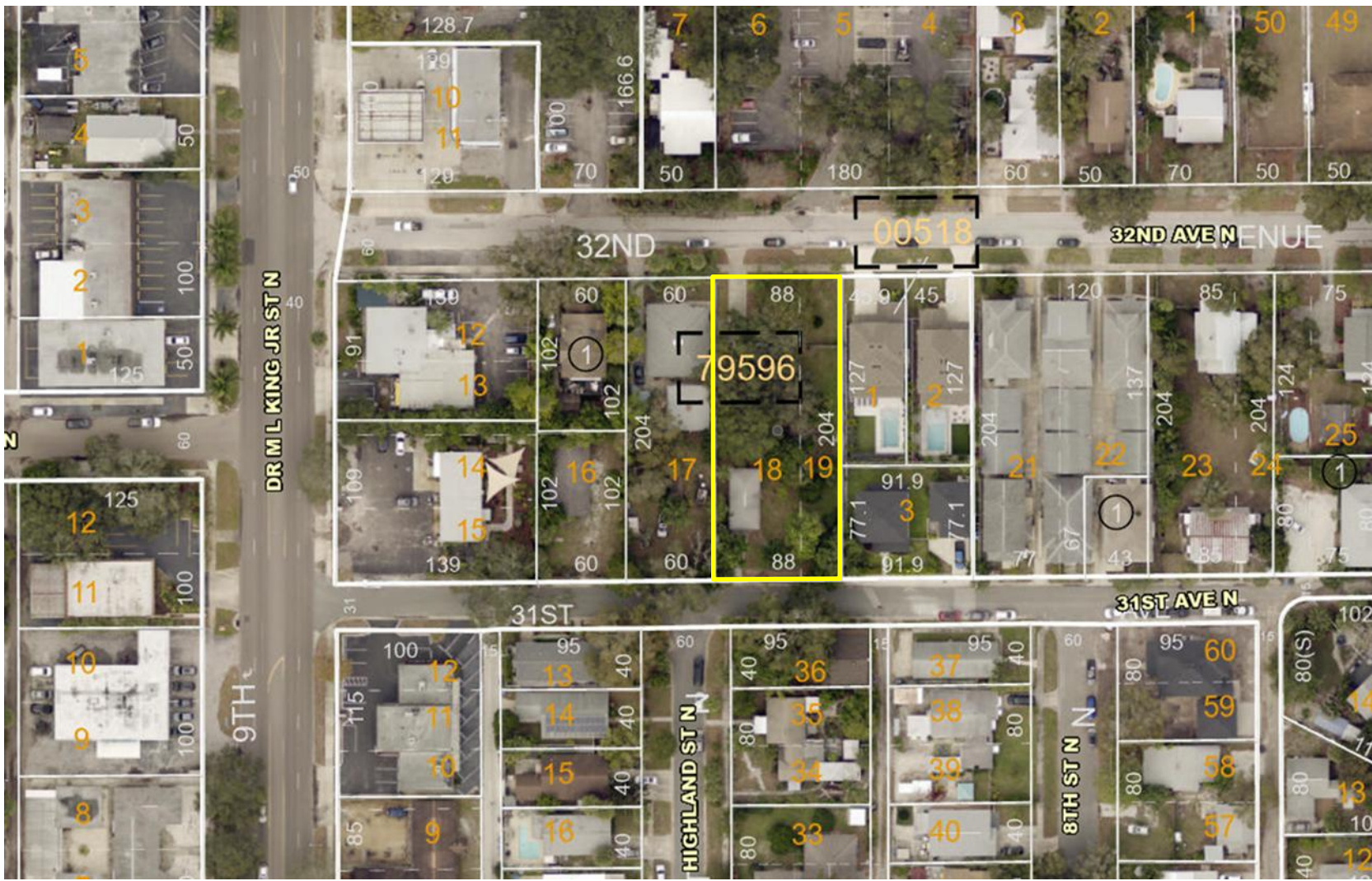




REQUEST

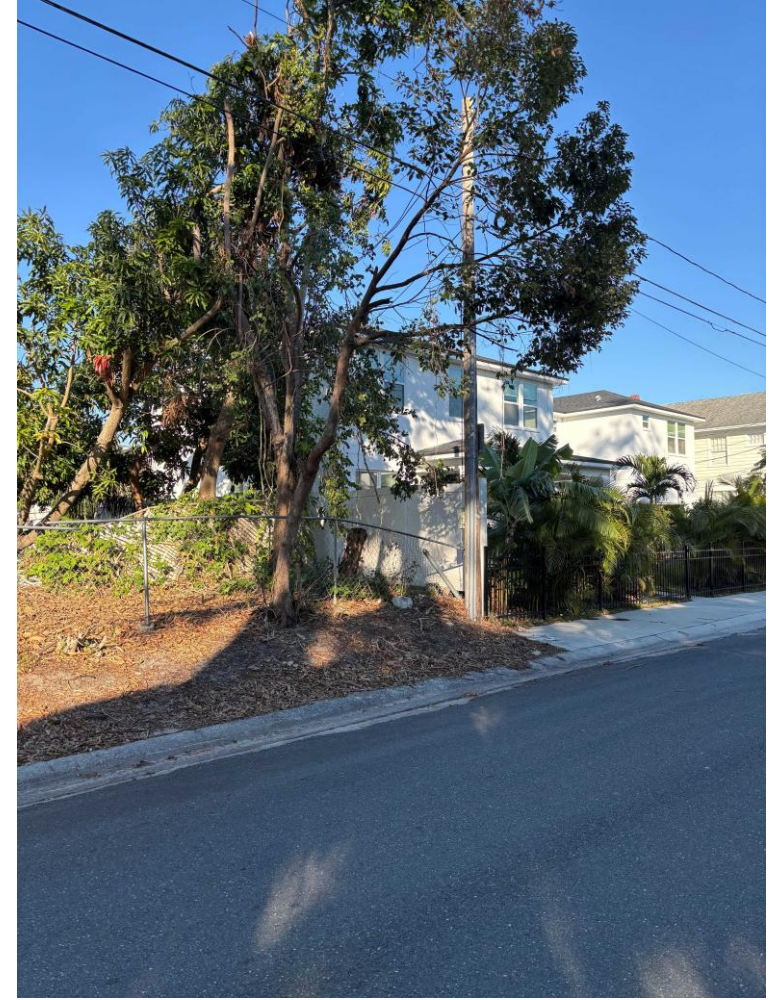
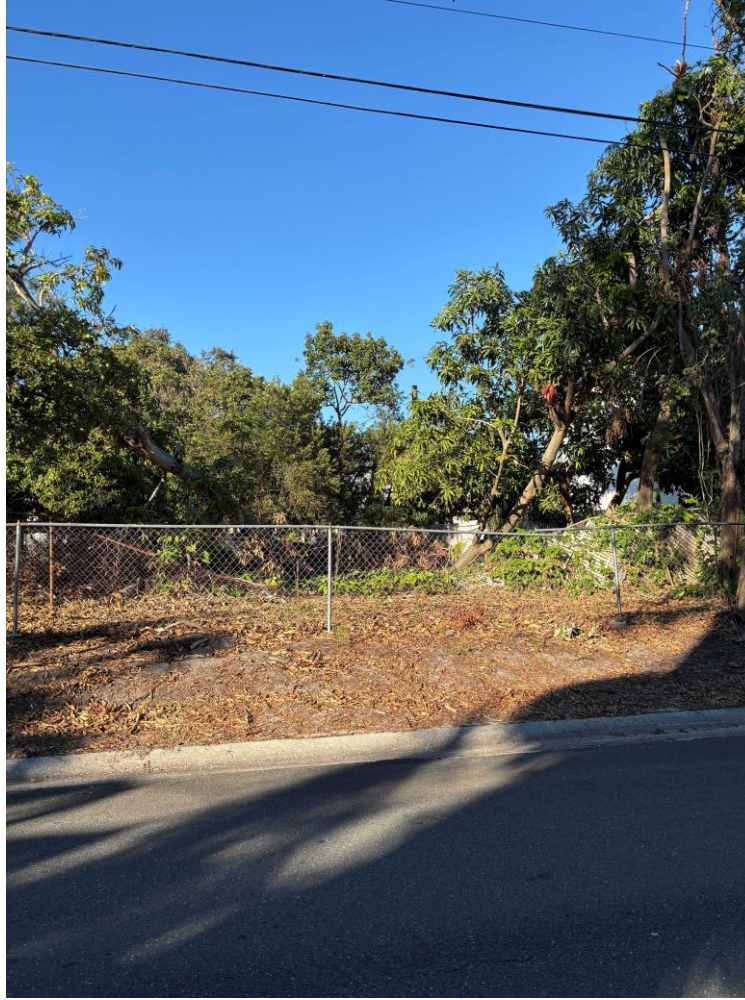
- Approval of a three-lot preliminary plat with variances to lot width and depth.

	Required	Requested	Variance	Magnitude
Lot Width - Lot 1	50 feet	44 feet	6 feet	12%
Lot Width – Lot 2	50 feet	44 feet	6 feet	12%
Lot Depth – Lot 3	75 feet	72 feet	3 feet	4%



PROJECT LOCATION MAP





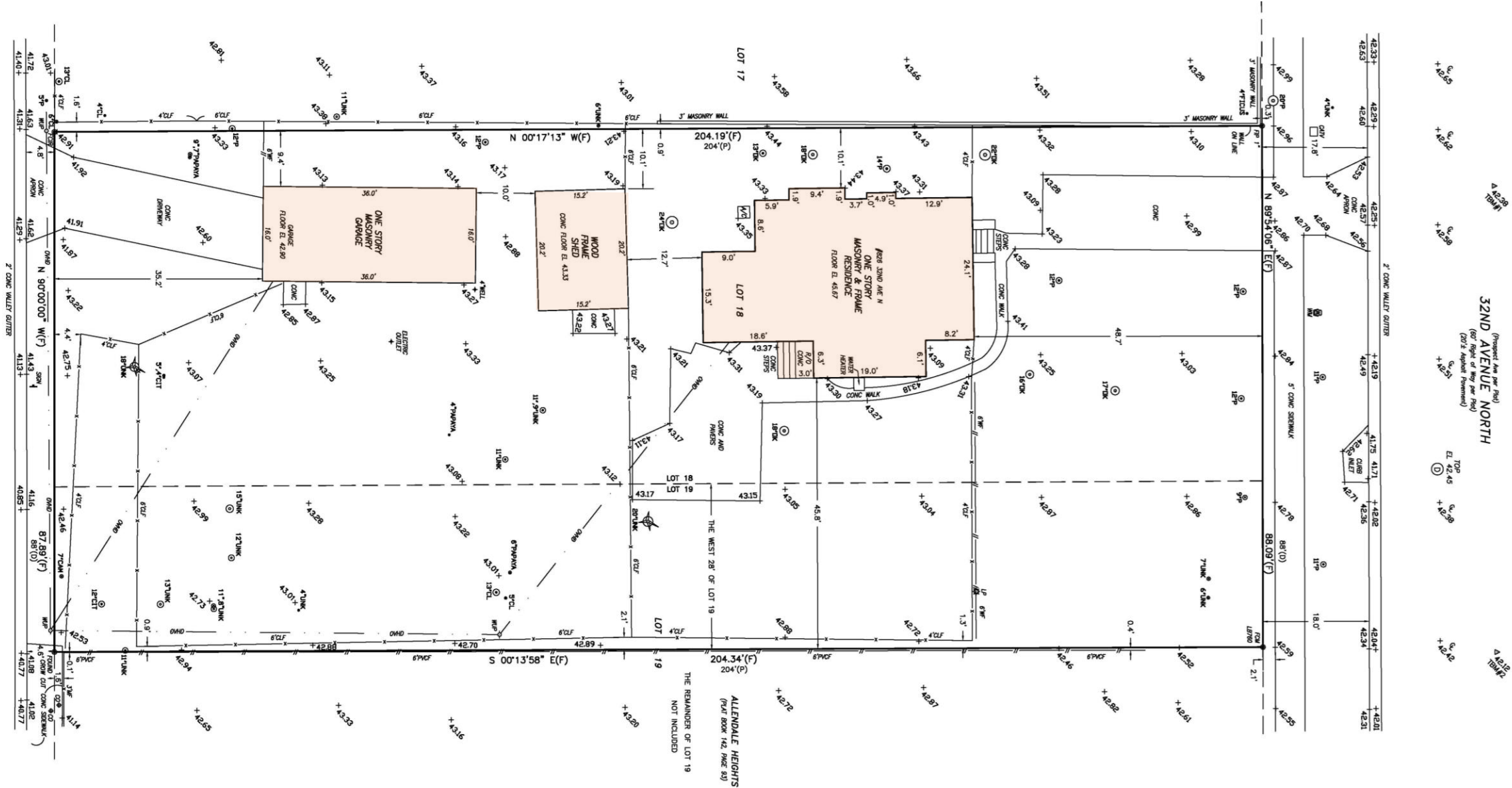
Views to the subject property from 31st Ave N.

PHOTOS

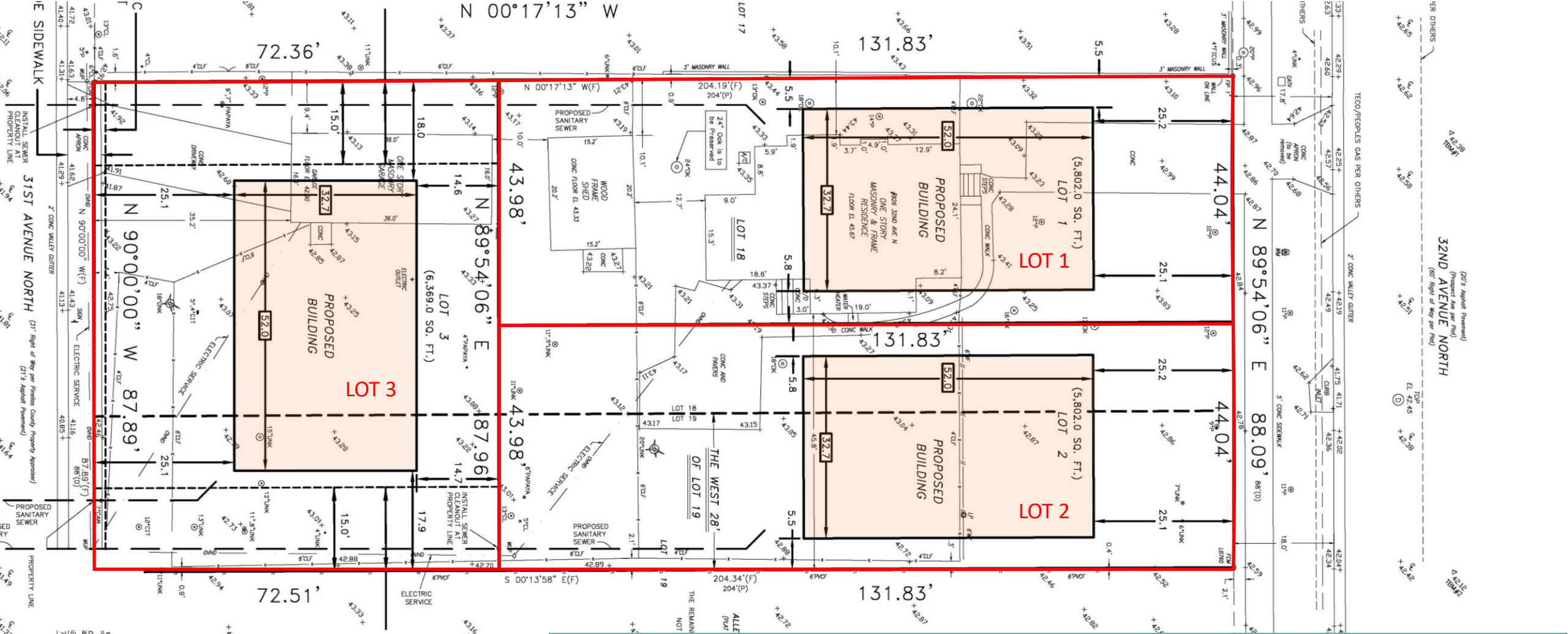


View toward the subject property from 32nd Ave N.

PHOTOS



SURVEY OF EXISTING FEATURES



NT-2 Requirements:
 Lot width: 50 feet
 Lot depth: 75 feet
 Lot area: 5,800 square feet

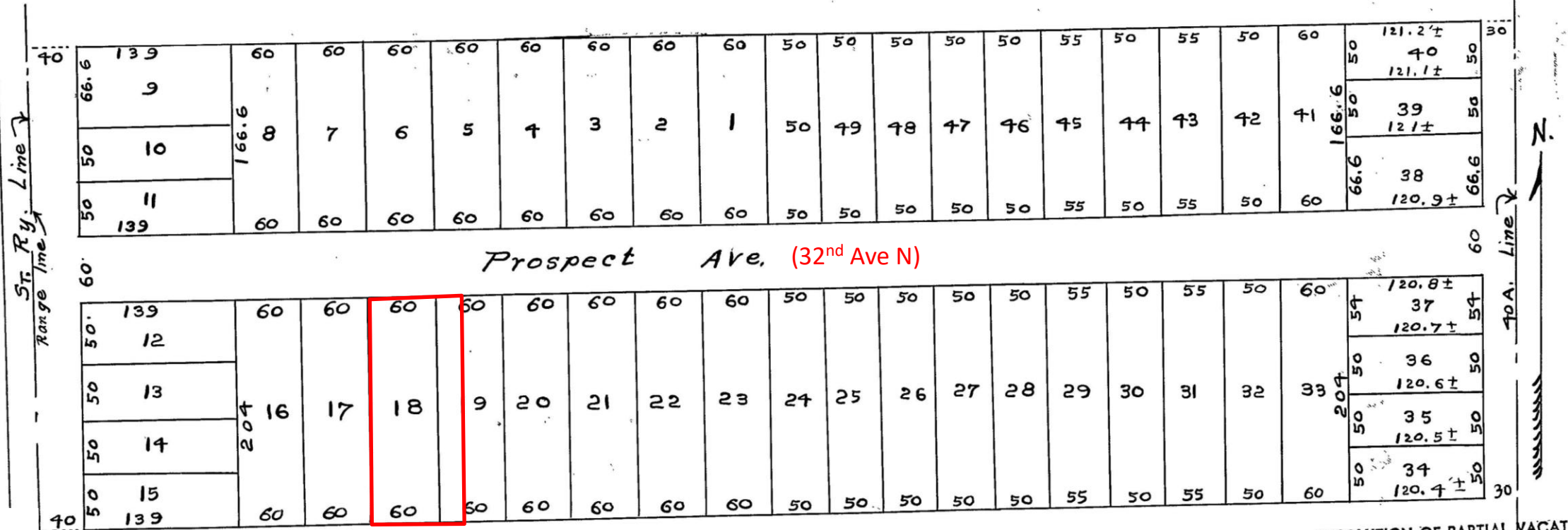
Lot 1:
 44 feet
 131 feet
 5,802 square feet

Lot 2:
 44 feet
 131 feet
 5,802 square feet

Lot 3:
 87 feet
 72 feet
 6,369 square feet

PROPOSED PRELIMINARY PLAT





Filed for record May 17th 1921
 at 330 O'clock AM.
 J.N. Brown Clk. Ct. Ct.
 By D.W. Everett Del.
 Record Verified

SEMINARY HEIGHTS

A Subdivision of the $S\frac{1}{2}$ of the $N\frac{1}{2}$ of
 the $S.W\frac{1}{4}$ of the $N.W\frac{1}{4}$ & the N. 99 ft. of the $N\frac{1}{2}$
 of the $S\frac{1}{2}$ of the $S.W\frac{1}{4}$ of the $N.W\frac{1}{4}$; Sec. 7, Tp. 31 S.
 R. 17 E. Pinellas Co. Florida

RESOLUTION OF PARTIAL VACATION OF

Seminary Heights

SUBDIVISION HAS BEEN RECORDED IN

O. R. BOOK 7047 PAGE 1466

ON 7-21 19 89

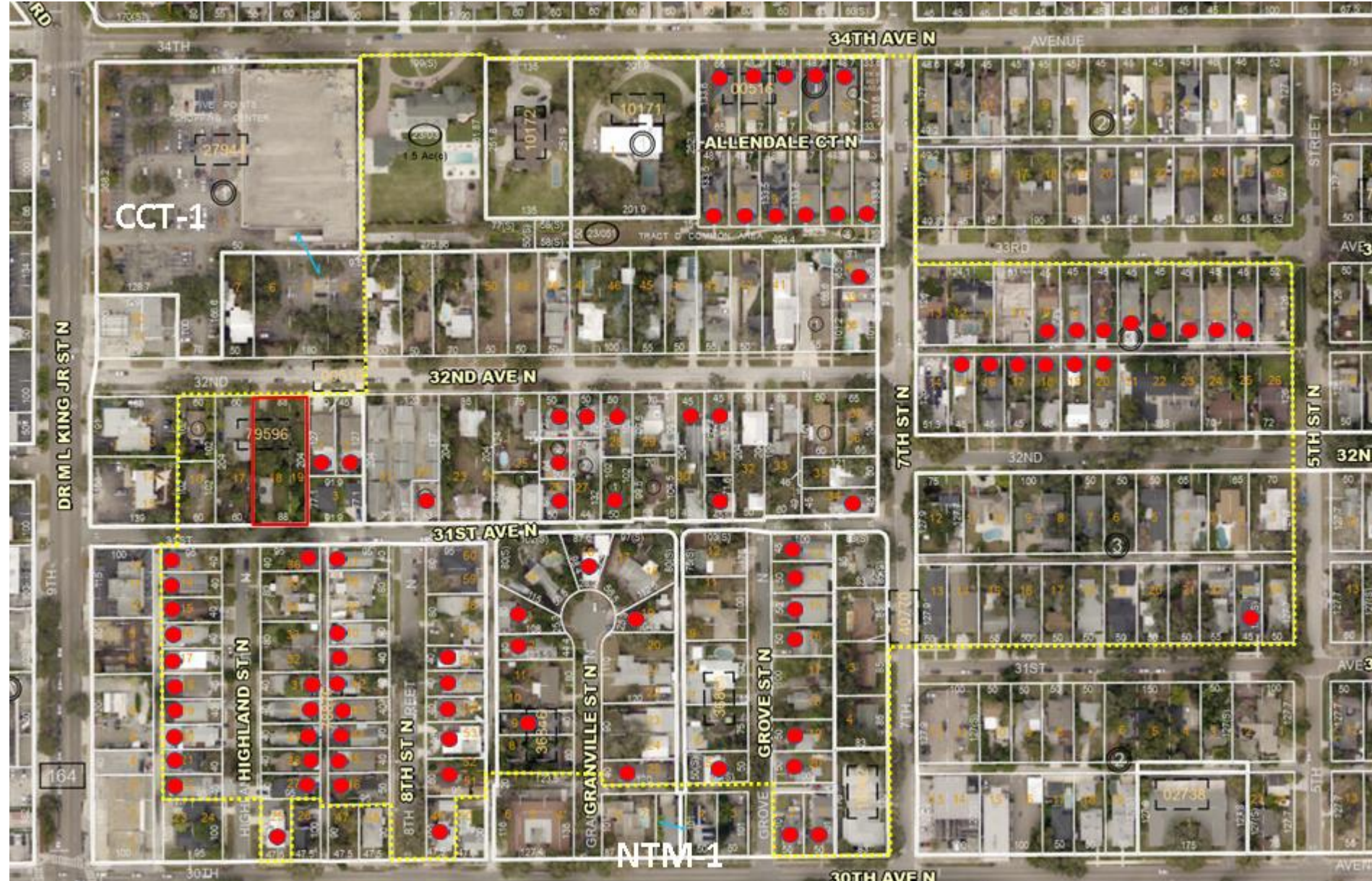
KARLEEN F. De BLAKER

Clerk of the Circuit Court

By: D. Williams Deputy Clerk

ORIGINAL PLAT





Legend:

● Substandard lot

Study area boundary

Subject property

MAP ANALYSIS



Block	Total Lots	Conforming	# Substandard	% Substandard
Subject Block	28	16	13	45%
Block to the north	29	17	12	41%
Highland St N - west side	10	0	10	100%
Highland St N - east side	9	2	7	78%
8th St N - west side	9	1	8	89%
8th St N - east side	8	2	6	75%
Granville St N	12	6	6	50%
Grove St N - west side	5	4	1	20%
Grove St N - east side	9	1	8	89%
7th St N - west side	5	5	0	0%
Block 3 - b/n 32nd and 31st	21	20	1	5%
Block 3 - b/n 33rd and 32nd	21	7	14	67%
Total	166		86	
Average of all lots			52%	
Average of the average				55%

TABULAR ANALYSIS



**Similar Lot Width Variances
Granted on Abutting Property to
the East:**

3-lot plat

Lots 1 & 2: 45.9 feet wide
50 feet required

ABUTTING PLAT





COMMENTS

CITY DEPARTMENTS AND PRIVATE UTILITIES

- Water Resources and Engineering have no objection to the plat provided that each lot is served by separate water and sewer utilities.
 - Public Utility Easements are required to be dedicated on the final plat for sanitary sewer service.
- The City's Transportation and Parking Management, Fire, Police and Sanitation Departments have no objection to the plat.
- Duke Energy objects to the plat until easements for their infrastructure are provided.

PUBLIC

- No comments or objections from the public.
- No comments received from Five Point Neighborhood Assn. or CONA.



DRC HEARING OUTCOME

- DRC hearing held on March 5, 2025.
- No members of the public commented.
- The DRC voted unanimously to recommend approval of the variances to lot width and depth.



STAFF RECOMMENDATION

APPROVAL of the Variance

Subject to the Recommended Conditions of Approval:

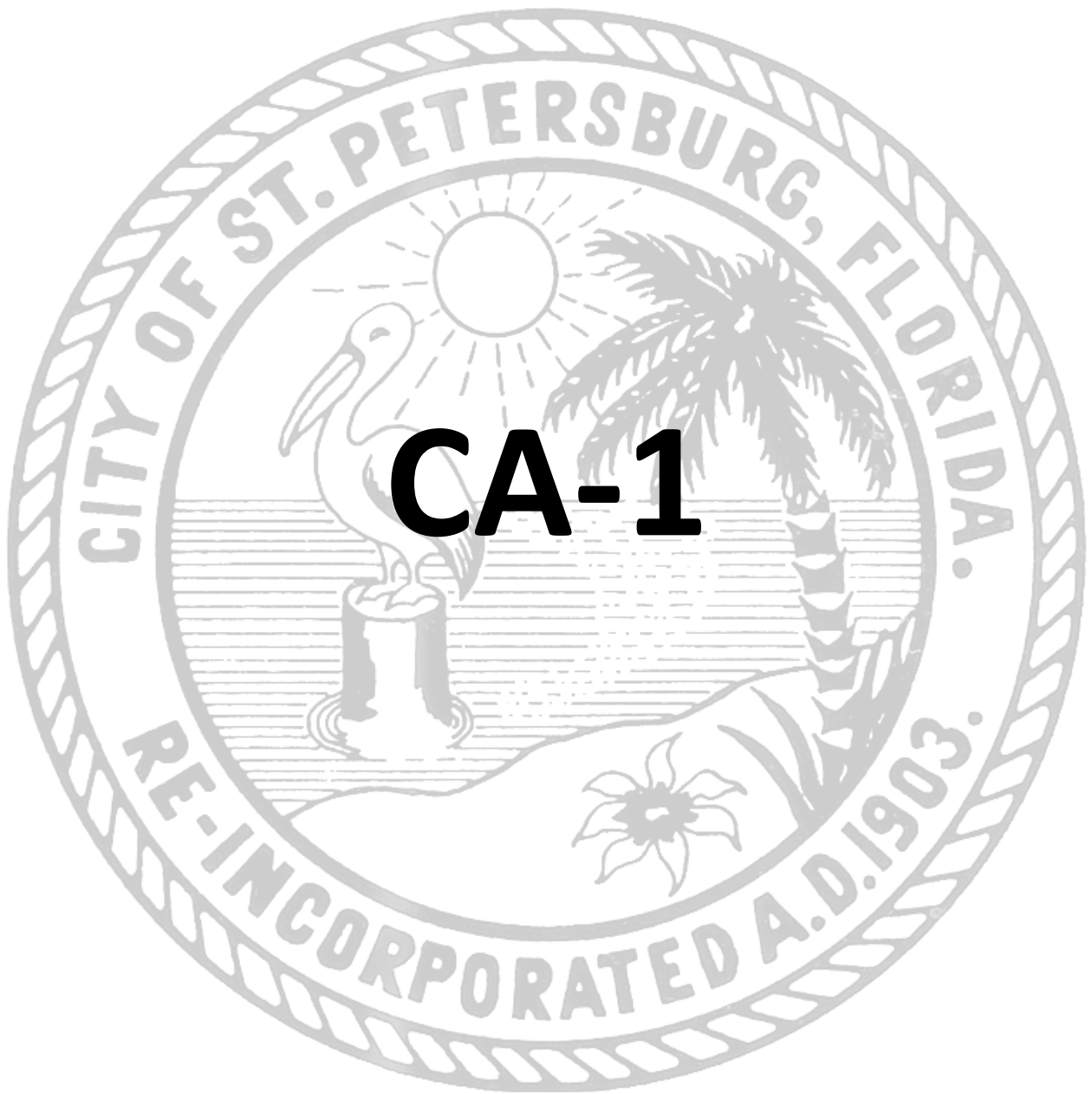
1. The Applicant shall comply with the Engineering Review Memo dated February 12, 2025, and the Water Resources Review Memo dated February 6, 2025.
2. The Applicant shall provide a Letter of No Objection from Duke Energy.
3. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
4. Site plans for any future development shall show the location of all dedicated easements and protected and grand trees. Any application to remove trees shall comply with Section 16.40.060.53.4 at time of permitting, including submittal of any necessary reports. Separate tree removal permits shall be required for removal of any code protected trees.
5. This variance approval shall expire unless a final plat is recorded by March 5, 2028. A request for extension must be filed in writing prior to the expiration date.
6. Any public liens and assessments shall be satisfied.

THANK YOU



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

The following page(s) contain the backup material for Agenda Item: Approving a blanket purchase agreement for maintenance of communication consoles from Motorola Solutions, Inc., for the Police Department, for a five-year contract amount of \$796,000.
Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

Subject: Approving a blanket purchase agreement for maintenance of communication consoles from Motorola Solutions, Inc., for the Police Department, for a five-year contract amount of \$796,000.

Explanation: Motorola is the sole provider of the communication consoles for Pinellas County Regional 911. The consoles provide 24/7 radio support on the Countywide Public Safety Response System. The radios and consoles are essential for providing radio support to align with the Pinellas County systems. The vendor will provide 24/7 preventative maintenance, upgrades and troubleshooting for one microwave hop and 25 dispatch consoles as well as maintenance of the backup equipment, ensuring seamless continuity of emergency radio operations in the event of a catastrophic failure of the primary system. St. Petersburg Police Department (SPPD) is required to utilize the equipment to provide consistent communication for both SPPD personnel and County personnel.

The Procurement and Supply Management Department, in cooperation with the Police Department, recommends for award:

Motorola Solutions, Inc. (Chicago, IL) \$796,000
(five years @ \$159,200/year)

This purchase is being made in accordance with Section 2-196 (a)(1) of the Procurement Code, which allows for a sole source procurement to be used where the compatibility of equipment, accessories, or replacement parts is the paramount consideration. The Procurement Director has reviewed and determined the purchase of the maintenance of the communication consoles be made a sole source. A blanket purchase agreement will be issued for five-years and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the General Fund (0001), Police Department, Emergency Communication Division (140-1421) Funding for future years will be included in the City's annual operating budget subject to approval by City Council.

Attachments: Resolution

RESOLUTION 2025-_____

A RESOLUTION APPROVING A FIVE-YEAR BLANKET PURCHASE AGREEMENT WITH MOTOROLA SOLUTIONS, INC. FOR THE MAINTENANCE OF COMMUNICATION CONSOLES FOR THE POLICE DEPARTMENT; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$796,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Administration desires to enter into an agreement with Motorola Solutions, Inc., a sole source supplier, for the maintenance of communication consoles for the Police Department for a total contract amount not to exceed \$796,000; 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; and

WHEREAS, the Procurement Director (i.e. the “POD”) has made the determination that sole source procurement should be utilized to purchase the maintenance of communication consoles for the Police Department because the compatibility of equipment, accessories, or replacement parts is the paramount consideration; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that a five-year blanket purchase agreement with Motorola Solutions, Inc. for the maintenance of communication consoles for the Police Department is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$796,000.

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.

Legal:



00800750

Department:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

Consent Memo; Equipment Maintenance, Motorola Consoles, April 17, 2025

Please find attached consent for Motorola console equipment maintenance for the Police Department scheduled to appear before council on April 17, 2025 for your approval.

▼ Attachments

Consent

<https://stpete1.sharepoint.com/:w:/r/>

▼ Final status: Approved

DG

Step 4: Approved by

David J. Gerardo

3/24/2025 11:07:30 AM

MM

Step 3: Approved by

Megan C. McGee

3/24/2025 10:41:41 AM

SS

Step 2: Approved by

Stephanie S. Scarbrough

3/20/2025 9:02:59 AM

PP

Step 1: Approved by

Patricia Pena

3/20/2025 9:02:02 AM

KW

Requested by

Kaela Williamson

3/20/2025 8:59:23 AM

The following page(s) contain the backup material for Agenda Item: Accepting a proposal from SP Plus Corporation for parking facilities management services for the Transportation and Parking Management Department, at an estimated three-year cost of \$2,920,156.
Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

Subject: Accepting a proposal from SP Plus Corporation for parking facilities management services for the Transportation and Parking Management Department, at an estimated three-year cost of \$2,920,156.

Explanation: The Procurement and Supply Management Department issued RFP No. 25-001 on October 28, 2024. The proposals were due on December 5, 2024 at 3:00 p.m. and opened thereafter. The Procurement and Supply Management Department received seven proposals for Parking Facilities Management Services.

The seven proposals were received from:

#	Offerors	Amount
1.	Premium Parking, LLC	\$2,221,385
2.	Parking Systems of America	\$2,396,821
3.	SP Plus Corporation	\$2,920,156
4.	Denison Parking, Inc.	\$3,157,660
5.	The Car Park, LLC	\$3,262,114
6.	LAZ Parking	\$4,113,644
7.	AAA Parking, Inc.	\$4,347,982

Evaluations of the proposals were conducted by the following staff:

Keith Glasgow, Parking Manager
Ted Civil, Parking Management Coordinator
Brendan Walters, Central Finance Supervisor – General Ledger
Roger Donaldson, General Manager, Cushman, Wakefield (representative for two privately-owned floors at South Core Garage)
Muhammad Nash, Sr., Facilities Manager for the James Museum of Western & Wildlife Art

The proposals were evaluated based on the following weighted criteria:

- Qualifications of staff
- Experience of the firm
- Demonstrated capability to perform the work
- Operational Plan
- Cost
- City of St. Petersburg SBE Certified
- City of St. Petersburg WBE Certified
- City of St. Petersburg MBE Certified

The vendor will manage and operate seven facilities for a fixed management fee and will be reimbursed for actual operating expenses within budget limits (not to exceed an agreed-upon maximum). The management fee includes the cost of hiring and supervising employees, including background checks, liability insurance, establishing work schedules, executing operating policies and procedures, and executive-level oversight from the regional and corporate offices.

Additionally, the City reimburses the vendor for operating expenses such as salaries and benefits of on-site staff, workers compensation insurance, payroll taxes, security, utilities, repair and maintenance, telephones, and replacement of equipment.

Seven locations to be managed and operated by vendor:

1. Municipal Services Center parking garage
2. South Core parking garage
3. Sundial parking garage (Rooftop and City employee parking only)
4. Al Lang Field lot
5. 3rd Avenue South event lot
6. 800 First Avenue South lot
7. Surface lot no. 2 located at 6th Street North

The Procurement and Supply Management Department, in cooperation with Transportation and Parking Management Department, recommends for award:

SP Plus Corporation (Tampa, FL)\$2,920,156

	Year 1	Year 2	Year 3
Reimbursable Operating Expenses	\$896,759	\$923,662	\$951,372
Management Fee	<u>48,000</u>	<u>49,440</u>	<u>50,923</u>
Total	\$944,759	\$973,102	\$1,002,295

SP Plus Corporation has met the requirements of RFP No. 25-001, dated December 5, 2024. A blanket purchase agreement will be issued for the initial three-year term with one, two-year renewal option and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Parking Revenue Fund (1021), Transportation & Parking Management Department (281), various divisions.

Attachments: Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO SP PLUS CORPORATION FOR PARKING FACILITIES MANAGEMENT SERVICES FOR THE TRANSPORTATION AND PARKING MANAGEMENT DEPARTMENT AT AN ESTIMATED COST OF \$2,920,156 FOR THE INITIAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department issued RFP No. 25-001 dated October 28, 2024 for parking facilities management services for the Transportation and Parking Management Department; and

WHEREAS, the Procurement & Supply Management Department received seven (7) proposals in response to the RFP; and

WHEREAS, the proposals were evaluated based on the criteria set forth in the RFP and the evaluation committee determined that it is in the City's best interest to enter into an agreement with SP Plus Corporation to provide parking facilities management services for the Transportation and Parking Management Department; and

WHEREAS, SP Plus Corporation has met the requirements of RFP No. 25-001; and


WHEREAS, the Procurement & Supply Management Department, in cooperation with the Transportation and Parking Management Department, recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the proposal is accepted and the award of a three-year agreement with one two-year renewal option to SP Plus Corporation for parking facilities management services for the Transportation and Parking Management Department at an estimated cost of \$2,920,156 for the initial term is hereby approved.

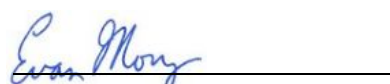
BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

LEGAL:


00800313.DOCX

DEPARTMENT:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

! Important

958-72 Management Services, City Parking Facilities

Please review for approval the Consent Write-up for Management Services, City Parking Facilities for the April 17, 2025 meeting. Thank you, LBarber

▼ Attachments

Consent Write-up

<https://stpete1.sharepoint.com/:w:/s/>

▼ Final status: Approved

JC

Step 4: Approved by

James A. Corbett

3/24/2025 9:44:22 AM

EM

Step 3: Approved by

Evan Mory

3/24/2025 9:03:45 AM

I'm approving to meet the stated deadline but I've emailed back some suggested edits as well.

SS

Step 2: Approved by

Stephanie S. Scarbrough

3/19/2025 4:14:20 PM

Lawanda- you are attaching the tech eval with the scoring- correct?

KB

Step 1: Approved by

Kaitlyn S. Berger

3/19/2025 4:01:14 PM

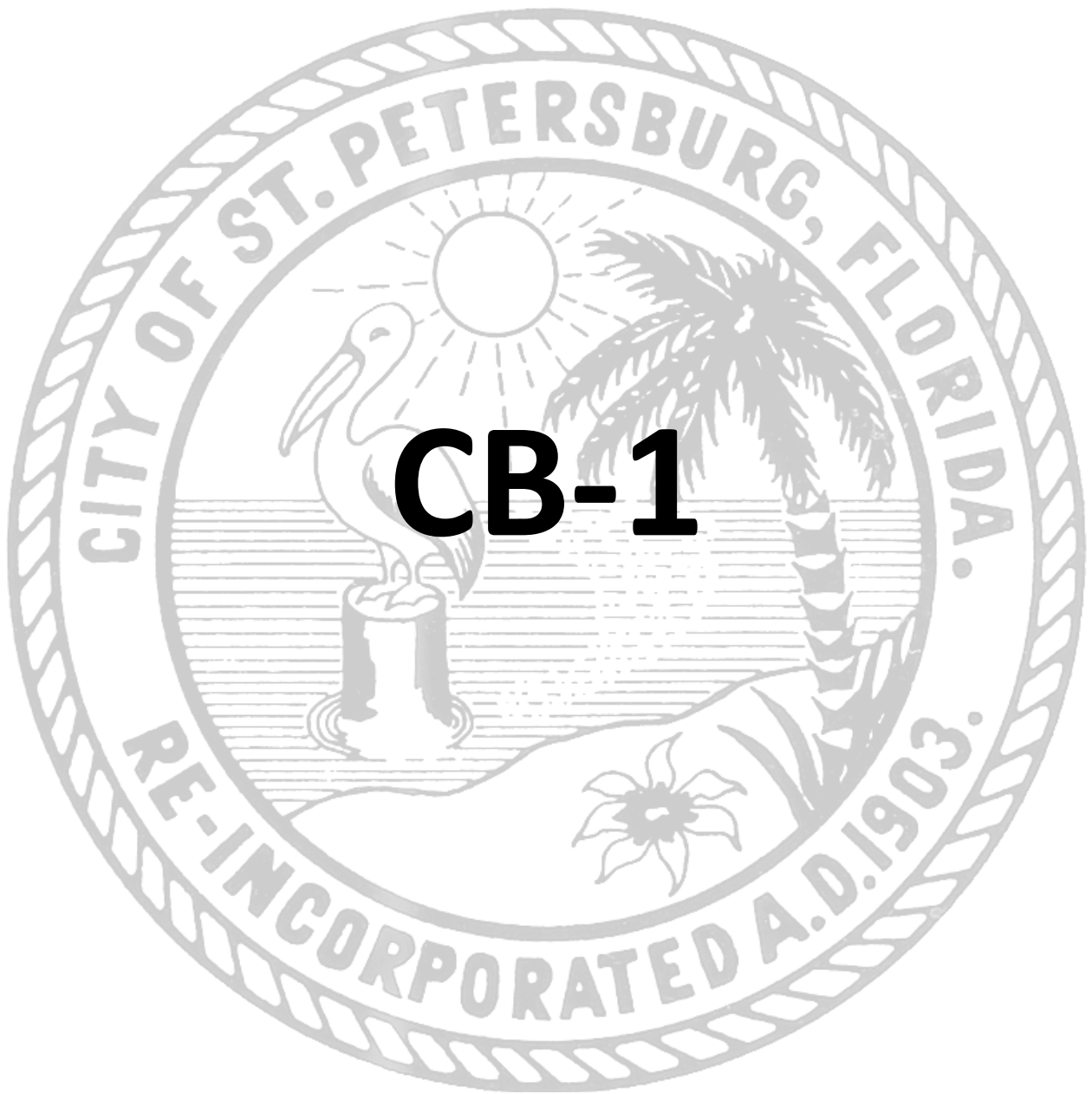
LB

Requested by

Lawanda S. Barber

3/19/2025 3:27:09 PM

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for bottled water with Short and Simple Supplies Inc., for the Procurement and Supply Management Department in the amount of \$50,000.
Please scroll down to view the backup material.



CB-1

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025**

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

Subject: Approving an increase in allocation for bottled water with Short and Simple Supplies Inc., for the Procurement and Supply Management Department in the amount of \$50,000.

Explanation: The vendor furnishes and delivers various types and sizes of non-carbonated, distilled, and natural spring, drinking, bottled water. The vendor is responsible for stocking and managing a minimum inventory level for the Consolidated Warehouse, where the bottled water is stocked and distributed to multiple departments such as Fire Rescue, Water Resources, Police Department, Sanitation, Parks and Recreation, Jamestown, Human Resources, Sunken Gardens, and Stormwater Pavement and Traffic Operations.

The Procurement and Supply Management Department requests an allocation increase:

Short and Simple Supplies, Inc. (Tampa, FL).....\$50,000

The total spend for this contract to date is \$74,983. An allocation increase is needed due to an increase of distribution to various departments within the City and in preparation for the upcoming hurricane season. The agreement is effective through May 31, 2026, with one (1), two (2)-year renewal option.

Cost/Funding/Assessment Information: Funds have been previously appropriated in Various Funds, Departments, and Divisions and will be charged based on usage. Funding for future years will be included in the City's annual operating budget subject to approval by City Council.

Attachments: Resolution

RESOLUTION NO. 2025-____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$50,000 TO THE ALLOCATION FOR THE AGREEMENT WITH SHORT AND SIMPLE SUPPLIES, INC. FOR BOTTLED WATER FOR THE PROCUREMENT AND SUPPLY MANAGEMENT DEPARTMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 1, 2023, the City entered into an agreement with Short and Simple Supplies, Inc. for bottled water for the Procurement and Supply Management Department (“Agreement”); and

WHEREAS, an allocation increase to the Agreement in the amount of \$50,000 is needed due to an increase of distribution to various departments within the City and in preparation for the upcoming hurricane season; and

WHEREAS, the Procurement and Supply Management 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 \$50,000 to the allocation for the agreement with Short and Simple Supplies, Inc. for bottled water for the Procurement and Supply Management 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.

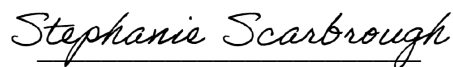
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00800019.DOCX

DEPARTMENT:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

! Important

390-91; Water, Drinking

Please see attached consent item for approvals.

▼ Attachments



390-91; Water, Drinking

<https://stpete1.sharepoint.com/:f/s/>

▼ Final status: Approved



Step 3: Approved by

Tom Greene

3/24/2025 10:14:46 AM



Step 2: Approved by

Stephanie S. Scarbrough

3/21/2025 11:57:16 AM



Step 1: Approved by

Patricia Pena

3/21/2025 11:53:58 AM

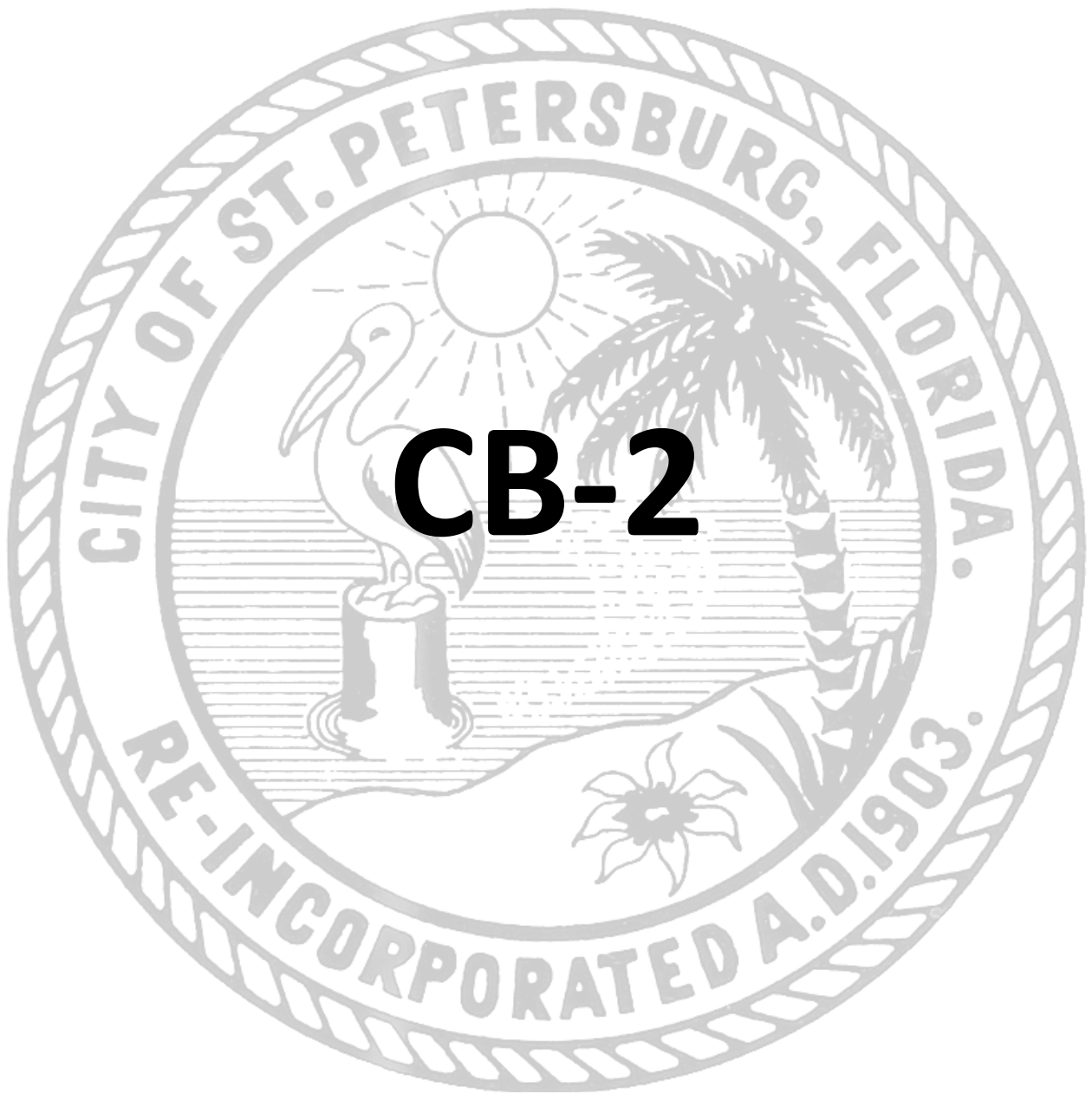


Requested by

Tanner H. Green

3/21/2025 11:15:30 AM

The following page(s) contain the backup material for Agenda Item: Accepting a bid for a three-year agreement, from PAW Materials, Inc., for excavating and removal of lime sludge, for the Water Resources Department, at a cost of \$200,000.
Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

Subject: Accepting a bid for a three-year agreement, from PAW Materials, Inc., for excavating and removal of lime sludge, for the Water Resources Department, at a cost of \$200,000.

Explanation: The Procurement & Supply Management Department issued IFB-25-062 on January 22, 2025. Bids were due on February 13, 2025 at 3:00 p.m. and opened thereafter. The Procurement and Supply Management Department received two bids for the excavating and removal of lime sludge and are tabulated as follows:

<u>Bidder</u>	<u>Amount</u>
PAW Materials, Inc. (Hudson, FL)	\$390,000
Prolime Corporation (Washington MI)	628,800

The bid was based on the vendor furnishing and delivering all the supervision, manpower and equipment necessary to load, haul and dispose up to 10,000 cubic yards of lime sludge per year. The award was modified from the bid due to budget constraints. The lime sludge is stored in holding ponds after use, is organic, non-toxic and is a by-product of the water filtration process at the COSME water plant.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department recommends for award:

PAW Materials, Inc. (Hudson, FL)\$200,000

The Procurement and Supply Management Department utilized section 2-191 (j) of the procurement code which states in the event that bids are solicited, and the bids received exceed the available funds, the POD, when determined by the POD to be in the best interest of the City, is authorized to negotiate an adjustment of the base bid price (including changes to the scope of work) with the lowest responsible and responsive bidder in order to bring the base bid within the amount of available funds. The resulting negotiation reduced the cost to the city by approximately \$78,780 over the submitted per cubic yard bid pricing. The initial quantity to be removed is approximately 7000 cubic yards.

PAW Materials, Inc., has met the specifications, terms and conditions of IFB-25-062 dated February 13, 2025. A blanket purchase agreement will be issued for the initial three-year term, with one three-year renewal option and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Cosme Water Treatment Plant Division (420-2077).

Attachments: Resolution

RESOLUTION NO. 2025-____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH ONE THREE-YEAR RENEWAL OPTION TO PAW MATERIALS, INC. FOR EXCAVATING AND REMOVAL OF LIME SLUDGE FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL CONTRACT AMOUNT OF \$200,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received two (2) bids for excavating and removal of lime sludge for the Water Resources Department in response to IFB-25-062, dated January 22, 2025; and

WHEREAS, PAW Materials, Inc. was the lowest responsible and responsive bidder, but PAW Materials, Inc.'s bid response exceeded the available funds budgeted for this project; and

WHEREAS, pursuant to section 2-191(j) of the St. Petersburg City Code, the POD is authorized to negotiate an adjustment of the bid price with the lowest responsible and responsive bidder in order to bring the bid within the amount of available funds; and

WHEREAS, the POD and PAW Materials, Inc. have reached an agreement on the scope and price for this project to bring the bid within the amount of available funds; and

WHEREAS, PAW Materials, Inc. has met the specifications, terms and conditions of IFB-25-062; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the bid is accepted and the award of a three-year agreement with one three-year renewal option for excavating and removal of lime sludge for the Water Resources Department at a total contract amount of \$200,000 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

LEGAL:


00800753

DEPARTMENT:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

Consent Approval: 912-44 Excavating and Removal, Lime Sludge

Hi,

I attached is the consent folder for a three year agreement for Excavating and Removal of Lime Sludge at Cosme for an initial contract amount of \$200,000.

Please review and approve.

Thank you!

▼ Attachments



Consent Folder

<https://stpete1.sharepoint.com/:f/s/>

▼ Final status: Approved



Step 4: Approved by

Claude Tankersley

3/24/2025 3:38:02 PM



Step 3: Approved by

John E. Palenchar

3/21/2025 8:58:28 AM



Step 2: Approved by

Stephanie S. Scarbrough

3/19/2025 4:14:40 PM



Step 1: Approved by

Jimmy F. Chism

3/19/2025 4:01:24 PM

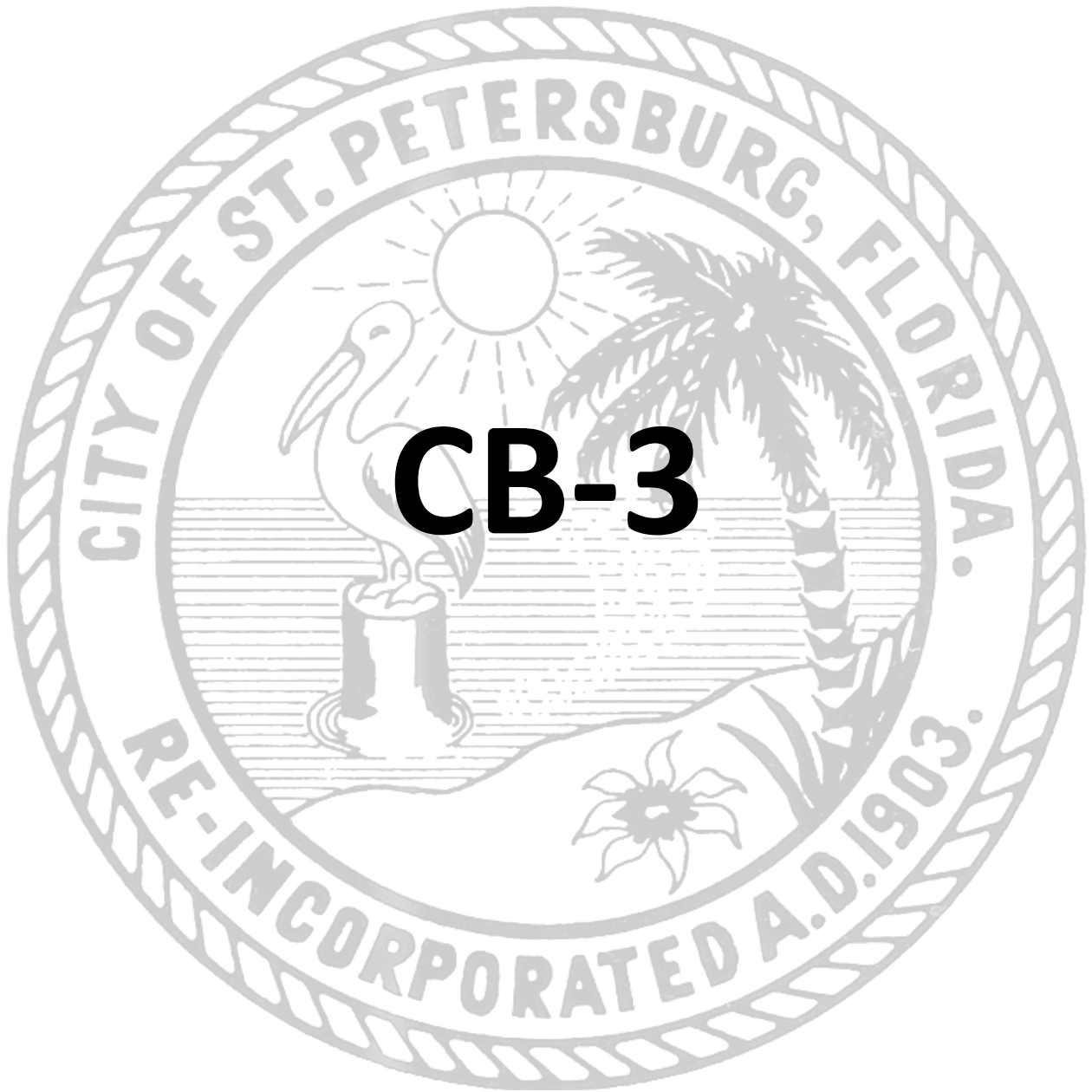


Requested by

Adam E. Williams

3/19/2025 3:13:10 PM

The following page(s) contain the backup material for Agenda Item: Accepting a proposal from Steven E. ONeal, PHD P.A., for applicant screening psychological services, for the Police Department, for a five-year contract amount of \$180,000.
Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

Subject: Accepting a proposal from Steven E. O'Neal, PHD P.A., for applicant screening psychological services, for the Police Department, for a five-year contract amount of \$180,000.

Explanation: The Procurement and Supply Management Department issued RFP No. 25-103 on January 31, 2025. The proposals were due on March 11, 2025 and opened thereafter. The Procurement and Supply Management Department received three proposals in response, which were recorded as follows:

#	Offerors	Amount
1	Steven E. O'Neal, PHD P.A.	\$1,210
2	Tampa Bay Psychology Associates, LLC	\$1,880
3	IMA Evaluations, LLC	\$2,545

Evaluations of the proposals were conducted by the following staff:

- Jerry Hensley, Police Department Major
- Elizabeth Ledee, Police Department Staffing and Screening Supervisor
- Rachelle Paulina, Police Department Emergency Communications Manager
- Brandon Vinieratos, Human Resources Staffing and Screening Supervisor
- Kaylyn Eckert-Haemmelmann, Human Resources Background Investigator

The proposals were evaluated based on the following criteria:

- Qualifications
- Capacity to Accomplish the Work, Staff
- Project Approach
- Detailed Budget
- City SBE
- City MBE
- City WBE

The proposals were evaluated solely on the evaluation criteria established in the RFP. The evaluation committee scores the proposals and recommended Steven E. O'Neal, PHD P.A. for award.

The Procurement and Supply Management Department, in cooperation with the Police Department, recommends award to:

Steven E. O'Neal, PHD P.A. (Clearwater, FL) \$180,000
(Five years @ \$36,000/year)

Steven E. O'Neal, PHD P.A. will provide psychological examinations for the City of St. Petersburg Police Department to include psychological screening and testing, attending hiring meetings, reporting, and as-needed testimony services. The City requires that all individuals who are employed by the Police Department as Officers, Emergency Complaint Writers, Emergency Radio Dispatchers, and Forensic Services Technicians undergo psychological exams.

Steven E. O'Neal, PHD P.A. has met the requirements of RFP No. 25-103, dated January 31, 2025. A blanket purchase agreement will be issued for five-years from date of contract execution and will be binding for services rendered only.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Police Department, Training Division (140-1397). Funding for future years will be included in the City's annual operating budget subject to approval by City Council.

Attachments: Resolution

RESOLUTION 2025-_____

A RESOLUTION ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A FIVE-YEAR AGREEMENT TO STEVEN E. O'NEAL, PHD P.A. FOR APPLICANT SCREENING PSYCHOLOGICAL SERVICES FOR THE POLICE DEPARTMENT FOR A TOTAL CONTRACT AMOUNT OF \$180,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department issued RFP No. 25-103 for applicant screening psychological services for the Police Department dated January 31, 2025; and

WHEREAS, the Procurement & Supply Management Department received three (3) proposals in response to the RFP; and

WHEREAS, the proposals were evaluated based on the criteria set forth in the RFP and the evaluation committee recommended award to Steven E. O'Neal, PhD P.A; and

WHEREAS, Steven E. O'Neal, PhD P.A. has met the requirements of RFP No. 25-103; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Police Department, recommends approval of this award.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the proposal is accepted and the award of a five-year agreement to Steven E. O'Neal, PhD P.A. for applicant screening psychological services for the Police Department for a total contract amount of \$180,000 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00801216.docx

DEPARTMENT:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

Consent Approval; Psychological Services, Applicant Screening, April 17, 2025

Good morning, please see attached consent scheduled to appear on council on 4/17 for the new contract with Dr. Steven E. O'Neal for the Police Department for your approval.

▼ Attachments

Consent

<https://stpete1.sharepoint.com/:w:/r/sites/Tear>

Technical Evaluation

<https://stpete1.sharepoint.com/:w:/r/sites/Tear>

▼ Final status: Approved

DG

Step 4: Approved by

David J. Gerardo

3/24/2025 11:07:38 AM

MM

Step 3: Approved by

Megan C. McGee

3/24/2025 10:41:45 AM

SS

Step 2: Approved by

Stephanie S. Scarbrough

3/20/2025 10:27:00 AM

PP

Step 1: Approved by

Patricia Pena

3/20/2025 9:51:20 AM

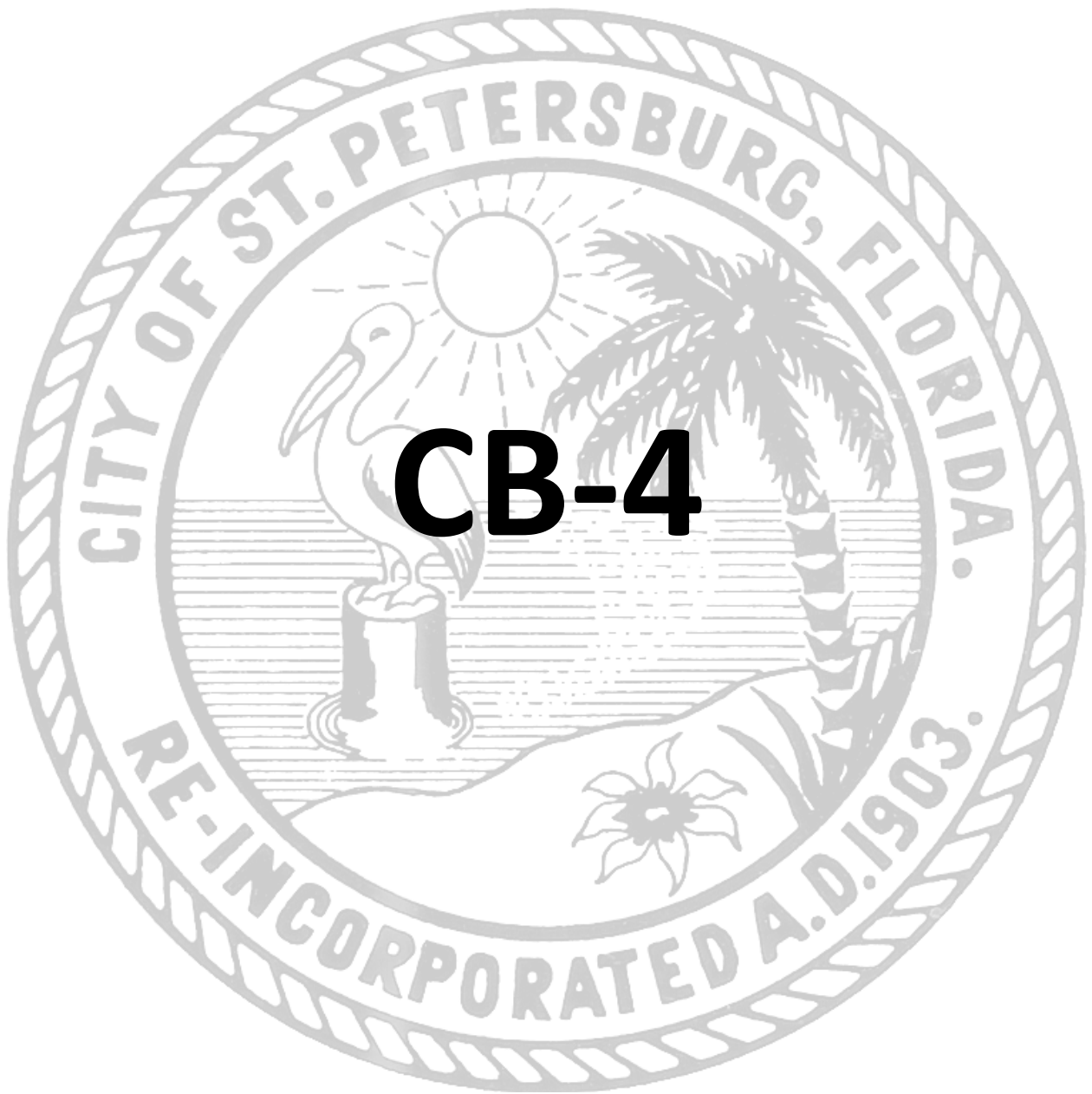
KW

Requested by

Kaela Williamson

3/20/2025 9:49:06 AM

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Boley Centers, Inc. for management services for after-school youth employment, and summer youth intern programs in the amount of \$400,000.
Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

Subject: Approving the renewal of a blanket purchase agreement with Boley Centers, Inc. for management services for after-school youth employment, and summer youth intern programs in the amount of \$400,000.

Explanation: The vendor provides diverse year-round youth employment opportunities where participants can develop vocational skills and earn an income. Through partner collaborations, the vendor will be able to provide, as needed, referrals and assistance in human service areas and career exploration opportunities.

The Procurement Department, in cooperation with the Economic and Workforce Development Department, recommends for renewal:

Boley Centers, Inc. (St. Petersburg, FL)..... \$400,000

The original agreement was executed on May 3, 2023, with expenditures totaling \$544,963 to date. On December 5, 2024, City Council approved a one-time allocation increase of \$400,000. During the first renewal term, expenditures amounted to \$65,822.13. As sufficient funding remained, both parties agreed to renew the agreement under the existing terms without the need for additional allocations. The vendor has demonstrated satisfactory performance and continued compliance with the agreement's terms and conditions. Based on the vendor's performance, Administration recommends renewal of the agreement. The renewal will be effective from the date of approval through May 31, 2026, with two (2) (1)-year renewal options remaining.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (001), Economic & Workforce Development Department, Economic and Workforce Development Division (375.2609).

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING THE SECOND ONE-YEAR RENEWAL OPTION TO THE ONE-YEAR BLANKET PURCHASE AGREEMENT WITH BOLEY CENTERS, INC. FOR MANAGEMENT SERVICES FOR AFTER-SCHOOL YOUTH EMPLOYMENT, AND SUMMER YOUTH INTERN PROGRAMS FOR THE ECONOMIC & WORKFORCE DEVELOPMENT DEPARTMENT; PROVIDING THAT THE CONTRACT AMOUNT SHALL NOT EXCEED \$400,000 FOR THIS RENEWAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 20, 2023, City Council approved a one-year blanket purchase agreement with four one-year renewal options with Boley Centers, Inc. for management services for after-school youth employment, and summer youth intern programs in the amount of \$400,000; and

WHEREAS, on December 5, 2024, City Council approved an increase to the allocation in the amount of \$400,000; and

WHEREAS, the City approved the first one-year renewal option to the agreement; and

WHEREAS, the City desires to exercise the second one-year renewal option to the aforementioned agreement; and

WHEREAS, the contract amount for the second one-year renewal term shall not exceed \$400,000; and

WHEREAS, Boley Centers, Inc. agrees to renew the aforementioned agreement under the same terms and conditions; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Economic & Workforce Development Department, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the second one-year renewal option to the one-year blanket purchase

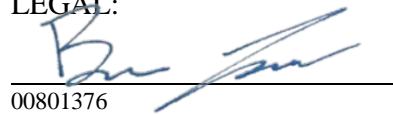
agreement with Boley Centers, Inc. for management services for after-school youth employment, and summer youth intern programs for the Economic & Workforce Development Department is hereby approved.

BE IT FURTHER RESOLVED, that the contract amount shall not exceed \$400,000 for this renewal term.

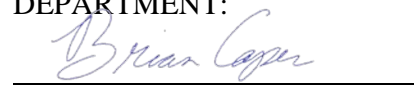
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

LEGAL:


00801376

DEPARTMENT:





Approvals - gcc

Report • Printed on March 24, 2025

Approved

! Important

958-74 Youth & Young Adult Internship Program, April 17, 2025 (GD)

Please see attached consent item for review & approval. Approvals are due to Legal by NOON on 3/24.

▼ Attachments

Consent Item

<https://stpete1.sharepoint.com/:w:/s/>

▼ Final status: Approved

JC

Step 4: Approved by

James A. Corbett

3/23/2025 2:58:16 PM

BC

Step 3: Approved by

Brian Caper

3/20/2025 8:48:56 AM

SS

Step 2: Approved by

Stephanie S. Scarbrough

3/19/2025 4:09:07 PM

KB

Step 1: Approved by

Kaitlyn S. Berger

3/19/2025 3:20:43 PM

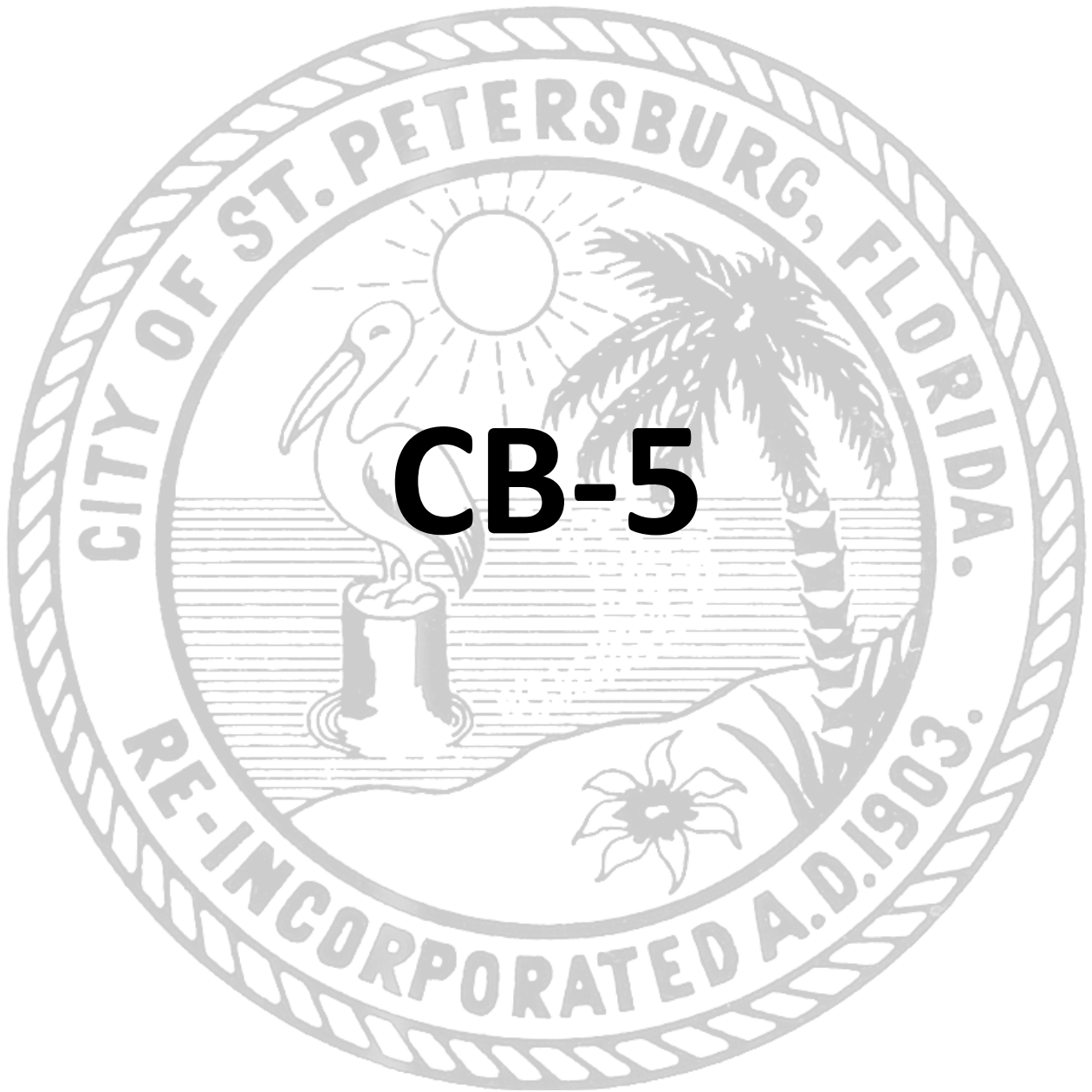
GD

Requested by

Gabriella DiPiazza

3/19/2025 3:05:39 PM

The following page(s) contain the backup material for Agenda Item: A resolution approving a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091); approving a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889); and providing an effective date.
Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

FROM: Brian Caper, Managing Director, City Development Administration

SUBJECT: A resolution approving a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091); approving a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889); and providing an effective date.

EXPLANATION: Due to the impact of Hurricanes Helene and Milton on the Port, a number of repairs were needed. This supplemental appropriation includes spending authority to cover repairs that occurred early on during the Emergency Order for the repair and replacement of gates and gate operators. It also includes funding to cover immediate roofing repairs required on the Port Terminal building at the Port of St Petersburg. USF St Pete currently leases the terminal building from the City and the repairs need to be completed as part of the City's maintenance responsibilities in the lease agreement. Work will be completed by RMS Orlando, which has a contract with the City for roofing services.


FEMA reimbursement has been requested.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091); approving a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889); and providing an effective date.

Cost/Funding/Assessment Information: The City is using a portion of the general property insurance proceeds received to date to cover the storm repairs at the Port. Funds will be available after the approval of a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091) and a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889). Currently, \$55,841 of the funding will go towards FY24 Storm #3 EFD (Helene) (20430) and \$72,639 will go towards FY25 Storm #1 EFD (Milton) (20770).

Attachments: Resolution

Approvals:


Administration

BC


Budget

RESOLUTION NO. ____

A RESOLUTION APPROVING A TRANSFER IN THE AMOUNT OF \$128,480 FROM THE UNAPPROPRIATED BALANCE OF THE COMMERCIAL INSURANCE FUND (5127) TO THE PORT OPERATING FUND (4091); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$128,480 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE PORT OPERATING FUND (4091), RESULTING FROM THE ABOVE TRANSFER, TO THE ENTERPRISE FACILITIES DEPARTMENT, PORT ADMINISTRATION DIVISION (282-1889); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, following hurricanes Milton and Helene, the Port of St. Petersburg ("Port") required a number of repairs; and

WHEREAS, this supplemental appropriation includes spending authority to cover repairs that occurred early on during the state of emergency for the repair and replacement of gates and gate operators, as well as funding to cover immediate roofing repairs required on the Port Terminal Building; and

WHEREAS, USF St. Pete currently leases the Port Terminal Building from the City and the repairs must be completed as part of the City's maintenance responsibilities in the lease agreement; and

WHEREAS, work will be completed by RMS Orlando, which has a contract with the City for roofing services; and

WHEREAS, funds for the repairs will be available after the approval of a transfer in the amount of \$128,480 from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091) and a supplemental appropriation in the amount of \$128,480 from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, to the Enterprise Facilities Department, Port Administration Division (282-1889); and

WHEREAS, FEMA reimbursement has been requested; and

WHEREAS, Administration recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved the following transfer from the unappropriated balance of the Commercial Insurance Fund (5127) to the Port Operating Fund (4091) for FY25:

Commercial Insurance Fund (5127)

Transfer to: Port Operating Fund (4091) \$128,480

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Port Operating Fund (4091), resulting from the above transfer, the following supplemental appropriation for FY 2025:

Port Operating Fund (4091)

Enterprise Facilities Department,
Port Administration Division (282-1889) \$128,480

This resolution shall become effective immediately upon its adoption.

LEGAL:


00799869

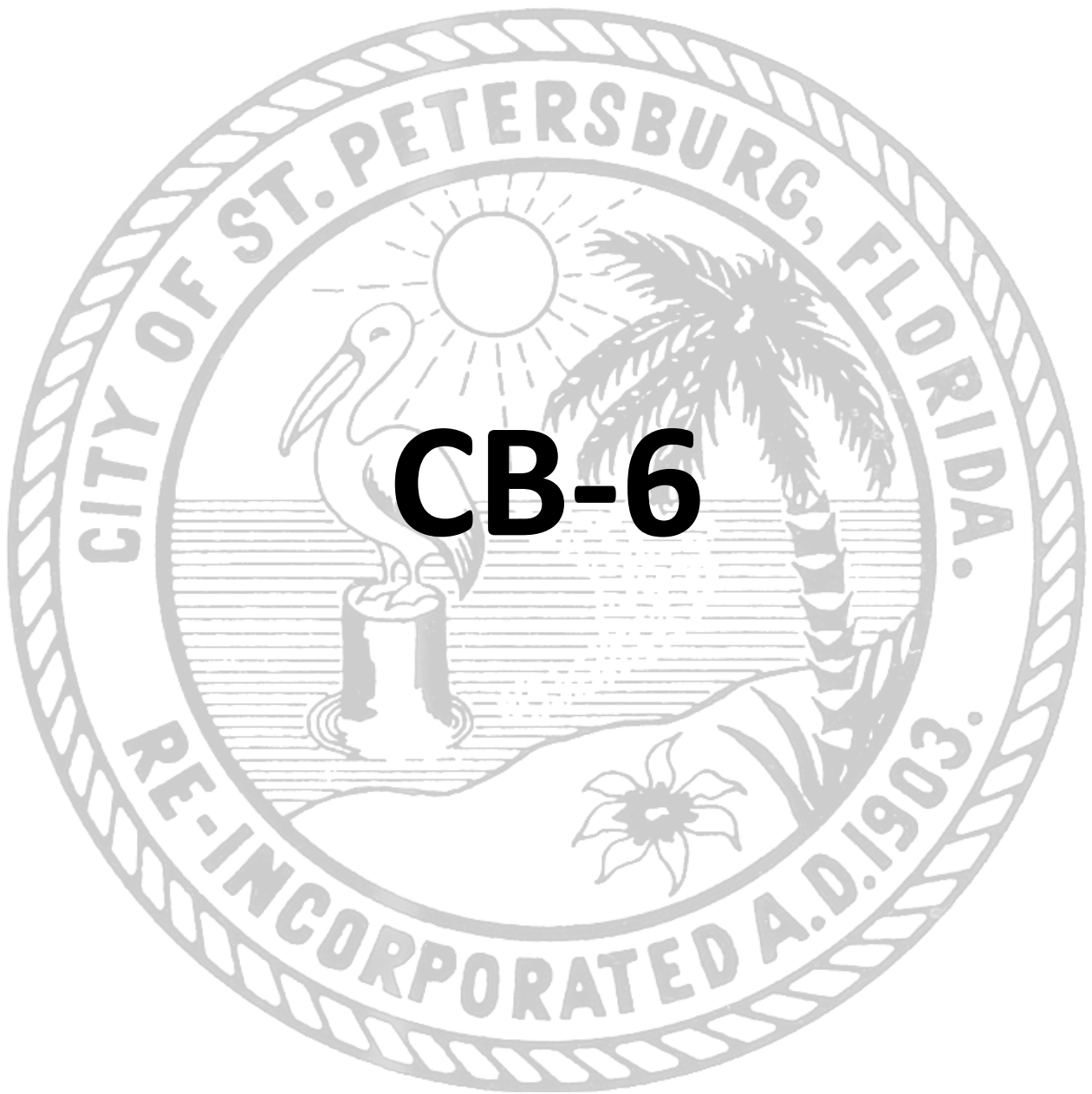
DEPARTMENT:



BUDGET:



The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873) for elevator repair and modernization at the Coliseum; and providing an effective date. Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

FROM: Beth Herendeen, Managing Director, City Development Administration

SUBJECT: A resolution approving a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873); and providing an effective date.

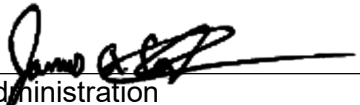
EXPLANATION: The elevator at the Coliseum servicing the balcony area has been inoperable since December 2024 and is prohibiting events from utilizing this area. The repairs include construction of the operating panel to be ADA-AG compliant as well as modernization of the elevator as required by state statute. If the balcony area is required for the event booking, we are not able to offer any alternative and patrons to the event do not have an accessible means to reach the balcony. It is essential to repair the elevator in order to continue booking events that require the balcony. There are several recurring events that utilize the balcony and it is a feature organizations may look for in an event venue.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873); and providing an effective date.

Cost/Funding/Assessment Information: Funds will be available after the approval of a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873).

Attachments: Resolution

Approvals:


Administration


Budget

RESOLUTION NO. 2025-__

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$80,000 FROM THE UNAPPROPRIATED BALANCE OF THE COLISEUM OPERATING FUND (1205) TO THE ENTERPRISE FACILITIES DEPARTMENT, EVENTS DIVISION (282-1873) FOR ELEVATOR REPAIR AND MODERNIZATION AT THE COLISEUM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the elevator at the Coliseum servicing the balcony area has been inoperable since December 2024, which is prohibiting events from utilizing the balcony area; and

WHEREAS, it is essential to repair and modernize the elevator to continue booking events that require use of the balcony area; and

WHEREAS, funds for such purposes will be available after a supplemental appropriation in the amount of \$80,000 from the unappropriated balance of the Coliseum Operating Fund (1205) to the Enterprise Facilities Department, Events Division (282-1873).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that there is hereby approved from the unappropriated balance of the Coliseum Operating Fund (1205), the following supplemental appropriation for FY25:

Coliseum Operating Fund (1205)

Enterprise Facilities Department, Events Division (282-1873)

\$80,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:

DEPARTMENT:



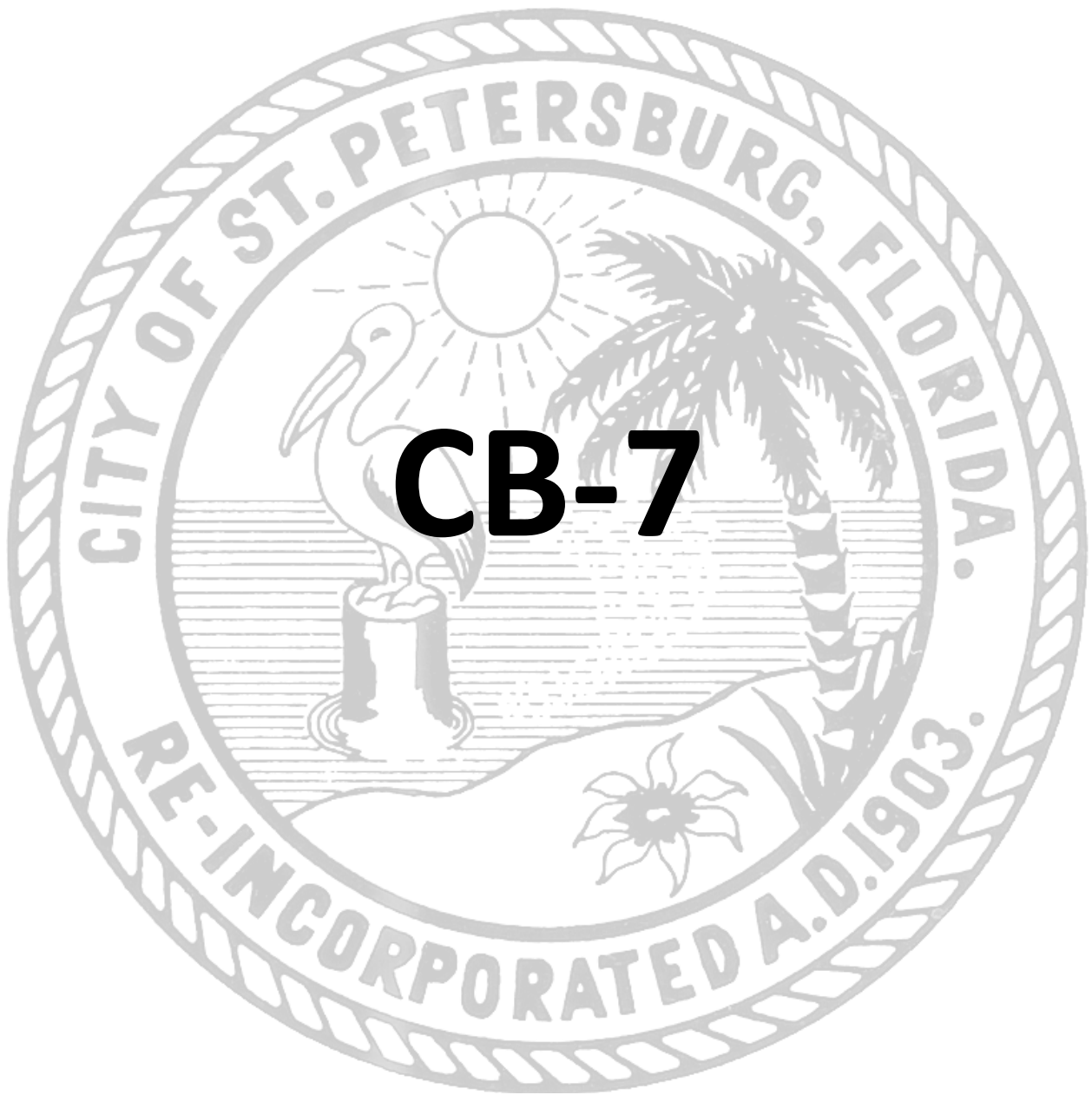
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BUDGET:



The following page(s) contain the backup material for Agenda Item: A resolution approving a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the SG HVAC Project (21057) for design services for HVAC upgrades at Sunken Gardens; and providing an effective date. Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of April 17, 2025

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

FROM: Beth Herendeen, Managing Director, City Development Administration

SUBJECT: A resolution approving a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the SG HVAC Project (21057); and providing an effective date.


EXPLANATION: The HVAC system for the main building at Sunken Gardens is in need of upgrading and this request is for design services. The existing system is past its useful life, having been installed when the City purchased Sunken Gardens in 2000 and remodeled the building. The facility is expending significant dollars on frequent repairs and it can be days before repairs are completed due to the inability to obtain parts and materials. A result of this is less than acceptable humidity levels in the building. This system impacts daily operations, including the lobby area, the gift shop and the office spaces. The lack of properly function air conditioning is negatively impacting bookings and the ability to attract events and weddings.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the SG HVAC Project (21057); and providing an effective date.

Cost/Funding/Assessment Information: Funds will be available after the approval of a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the SG HVAC Project (21057).

Attachments: Resolution

Approvals:


Administration


Budget

RESOLUTION NO. 2025-__

A RESOLUTION APPROVING A TRANSFER IN THE AMOUNT OF \$200,000 FROM THE UNAPPROPRIATED BALANCE OF THE SUNKEN GARDENS FUND (1207) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE SG HVAC PROJECT (21057) FOR DESIGN SERVICES FOR HVAC UPGRADES AT SUNKEN GARDENS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the HVAC system for the main building at Sunken Gardens is in need of upgrading as it is past its useful life; and

WHEREAS, funds for design services for such HVAC upgrades will be available after a transfer in the amount of \$200,000 from the unappropriated balance of the Sunken Gardens Fund (1207) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the transfer, to the SG HVAC Project (21057).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that there is hereby approved the following transfer from the unappropriated balance of the Sunken Gardens Fund (1207) for FY25:

Sunken Gardens Fund (1207)

Transfer to: General Capital Improvement Fund (3001)	\$200,000
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BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, the following supplemental appropriation for FY25:

General Capital Improvement Fund (3001)

SG HVAC Project (21057)	\$200,000
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This Resolution shall become effective immediately upon its adoption.

LEGAL:



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DEPARTMENT:

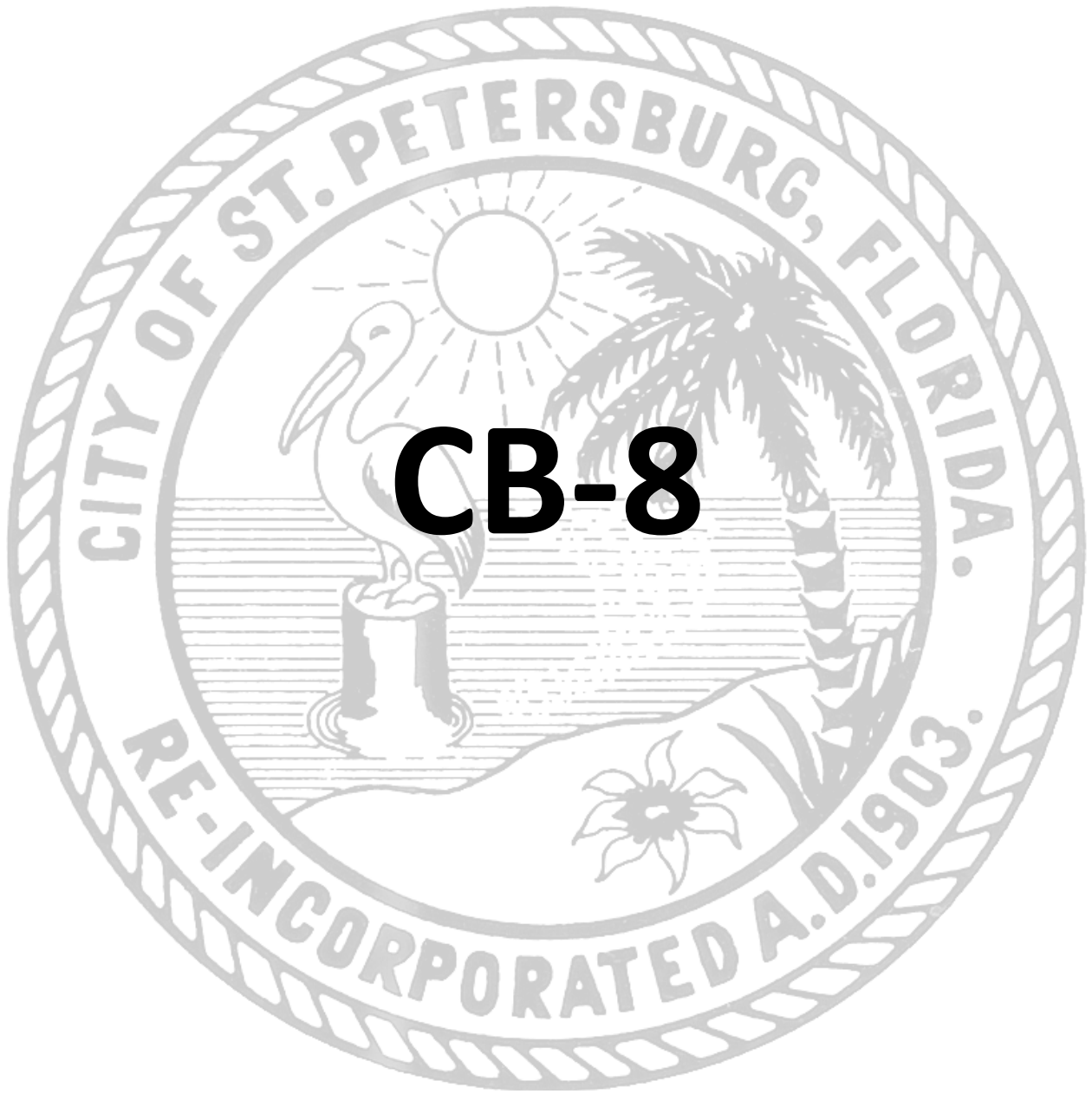


BUDGET:



The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-06-WT/W(A) to the architect/engineering agreement dated July 15, 2021, as amended, between the City of St. Petersburg, Florida and Wade Trim, Inc. (A/E) for A/E to provide continued project management, continued permitting services, and design services related to the Forest Lakes 36 TM Replacement Project in an amount not to exceed \$396,370.72; providing that the total Task Order, as amended, shall not exceed \$483,191.71 (ECID Project No. 24141-130; Oracle No. 20184); and providing an effective date.

Please scroll down to view the backup material.



CB-8

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of April 17, 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. 1 to Task Order No. 21-06-WT/W(A) to the architect/engineering agreement dated July 15, 2021, as amended, between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”) for A/E to provide continued project management, continued permitting services, and design services related to the Forest Lakes 36 TM Replacement Project in an amount not to exceed \$396,370.72; providing that the total Task Order, as amended, shall not exceed \$483,191.71 (ECID Project No. 24141-130; Oracle No. 20184); and providing an effective date.

EXPLANATION: Pinellas County is planning corridor improvements to a section of Forest Lakes Boulevard (CR 233) between State Street (SR 580) and Tampa Road (SR 584) in Oldsmar. The proposed corridor improvements extend a length of 2,500 feet (or about 1/2 mile) with a railroad crossing on the southern limits of the project. The City would like to take this opportunity to replace a portion of the transmission main; approximately 1,500 feet of the existing 36-inch pre-stressed concrete cylinder pipe (PCCP) will be replaced with a new 36-inch ductile iron pipe (DIP).

Under this project, the A/E shall provide professional design services to coordinate with Pinellas County Utilities, prepare 60%, 90%, and 100% Construction Documents for the new 36-inch diameter water transmission main, complete required permits, and provide an Engineer’s Opinion of Probable Construction Costs (OPCC) based on the design drawings.

On July 15, 2021, the City of St. Petersburg, Florida (“City”) and Wade Trim, 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 February 15, 2024, Administration approved Task Order No. 21-06-WT/W(A) in the amount of \$86,820.99, which provided for professional engineering services including but not limited to geotechnical services, environmental services, planning services, permitting services, and project management to conduct a route study for replacement of the City’s 36-inch transmission main along the approximate ½ mile corridor of Pinellas County road improvements.

Amendment No. 1 to Task Order No. 21-06-WT/W(A) in the amount of \$396,370.72 shall provide professional engineering services including but not limited to permitting services, design services, and project management for preparation of the engineering design of approximately 1,500 feet of 36-inch TM replacement. This Amendment includes a \$30,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 21-06-WT/W(A) and Amendment No. 1 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Project Management	\$ 17,729.83	\$ 17,729.83
	Geotechnical Services	\$ 9,413.82	\$ 9,413.82
	Environmental Services	\$ 6,638.78	\$ 6,638.78
	Planning Services	\$ 45,052.96	\$ 45,052.96
	Permitting Services	\$ 7,985.60	\$ 7,985.60
Amendment No. 1	Project Management	\$ 70,687.34	
	Permitting Services	\$ 30,875.10	
	Design Services	\$264,808.28	
	Allowance	\$ 30,000.00	
Total		\$483,191.71	\$86,820.99

A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-06-WT/W(A) to the architect/engineering agreement dated July 15, 2021, as amended, between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”) for A/E to provide continued project management, continued permitting services, and design services related to the Forest Lakes 36 TM Replacement Project in an amount not to exceed \$396,370.72; providing that the total Task Order, as amended, shall not exceed \$483,191.71 (ECID Project No. 24141-130; Oracle No. 20184); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), DIS Forest Lake 36 TM Replacement FY24 Project (20184).

ATTACHMENTS: Resolution
Amendment No. 1 to Task Order No. 21-06-WT/W(A)
Map

RESOLUTION 2025-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 21-06-WT/W(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 15, 2021, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND WADE TRIM, INC. (“A/E”) FOR A/E TO PROVIDE CONTINUED PROJECT MANAGEMENT, CONTINUED PERMITTING SERVICES, AND DESIGN SERVICES RELATED TO THE FOREST LAKES 36 TM REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$396,370.72; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$483,191.71 (ECID PROJECT NO. 24141-130; ORACLE NO. 20184); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Wade Trim, 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 architect/engineering agreement dated July 15, 2021 has been previously amended; and

WHEREAS, on February 15, 2024, Administration approved Task Order No. 21-06-WT/W(A) (“Task Order”) for A/E to provide project management, geotechnical services, environmental services, planning services, and permitting services related to the Forest Lakes 36 TM Replacement Project (“Project”) in an amount not to exceed \$86,820.99; and

WHEREAS, Administration desires to issue Amendment No. 1 to the Task Order for A/E to provide continued project management, continued permitting services, and design services related to the Project in an amount not to exceed \$396,370.72, which amount includes an allowance in the amount of \$30,000.

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. 1 to Task Order No. 21-06-WT/W(A) to the architect/engineering agreement dated July 15, 2021, as amended, between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”) for A/E to provide continued project management, continued permitting services, and design services related to the Forest Lakes 36 TM Replacement Project in an amount not to exceed \$396,370.72.

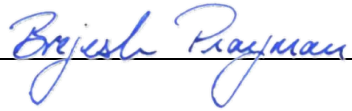
BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$483,191.71.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00801174.docx

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: April 17, 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: Wade Trim, Inc.
Amendment No. 1 to Task Order No. 21-06-WT/W(A) in the amount of \$396,370.72

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 data review, surveying, engineering design, and permitting related to the Forest Lakes 36-inch Transmission Main Replacement Project.

Wade Trim, Inc. has satisfactorily completed similar work under previous A/E Annual Master Agreement and is familiar with the City Standards.

Wade Trim, Inc. has significant experience in the design, permitting and construction phase activities of potable water transmission main projects.

This is the first amendment to the sixth Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Wade Trim, Inc.

Miscellaneous Professional Services for Potable Water, Wastewater & 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	22042-111	CCTV Program Management	12/09/21	70,915.98
		Amendment No. 1	04/13/22	400,875.76
		Revision No. 1	04/27/23	20,000.00
02	22106-111	Cosme WTP Storage Tanks - Plant Water	08/19/22	70,854.23
		Amendment No. 1	04/11/24	23,882.52
03	23078-100	Utility Policy and Standards Manual	04/06/23	209,601.00
04	20042-110	Stormwater Lift Stations Rehab	10/17/23	45,409.00
05	23157-100	36" Transmission Main Repairs - Creek Crossings	01/31/24	158,595.00
06	24141-130	Cosme 36" WTM Forest Lake Blvd Relocation Amendment No. 1	02/15/24 Pending	89,906.00
07	24187-130	As-needed Pipeline Consulting & Field Inspection	07/02/24	19,999.96
		Amendment No. 1	03/26/25	37,923.85
08	24132-130	Jamerson Elementary Drainage Repairs	05/17/24	89,230.00
09	25942-130	General Fund Support FY25 - Consulting Support Services	01/29/25	50,000.00
10	25140-130	NWWRF Domestic Wastewater Permit	02/11/25	67,550.00
			Total:	1,354,743.30

AMENDMENT NO. 1 TO TASK ORDER NO. 21-06-WT/W(A)
FOREST LAKES 36 TM REPLACEMENT
MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER
AND RECLAIM WATER PROJECTS
CITY PROJECT NO. 24141-130

This Amendment No. 1 to Task Order No. 21-06-WT/W(A) is made and entered into this ____ day of _____, 2025, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER PROJECTS dated July 15, 2021 ("Agreement") between Wade Trim, 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

This project involves the replacement of an existing 36-inch diameter reinforced concrete pipe (RCP) water transmission main in coordination with Pinellas County's proposed improvements of Forest Lakes Boulevard (CR 233) between State Street (SR 580) and Tampa Road (SR 584).

The proposed corridor improvements extend a length of 2,500 feet (or about 1/2 mile) with a railroad crossing on the southern limits of the project. The proposed roadway and draining improvements appear to have potential conflicts with the existing 36-inch diameter water transmission main. The original Task Order included an evaluation of these potential conflicts and selection of a parallel alignment for replacing the existing 36-inch diameter water transmission main. The Task Order included an evaluation of potential utility conflicts, a route study with identification of the proposed alignment for the new water transmission main, preliminary alignment drawings, identifying required permits, and providing an Engineer's Opinion of Probable Construction Costs (OPCC). Supplementary environmental field reconnaissance and geotechnical investigations were also included in the scope to support the planning process and estimating purposes.

For this Amendment No. 1 to the Task Order, the A/E will provide continued project management, design, and permitting services to coordinate with Pinellas County's proposed improvements and to deliver Issued-for-Construction plans and specifications of the proposed the 36-inch water transmission main. The City will be replacing approximately 1550 feet of existing 36-inch RCP transmission main with 36-inch ductile iron pipe from approximately 150 feet south of the CSX railroad crossing to approximately 750 feet south of Tampa Road (approximately Sta. 102+00 to approximately Sta. 117+50).

II. SCOPE OF SERVICES

Task 1 - Project Management, Coordination, and Consultation – Continued Services

Task 1.1 Project Management

The A/E's project manager shall update the accounting system and filing system for the Project. The A/E will provide an updated detailed schedule with all substantial milestone dates based on the approved notice to proceed for these additional services. The A/E will continue to provide monthly invoices and reports for work completed and will administer the project from inception through the end of the scheduled scope of services as part of this task. A/E will retain subconsultants as necessary and manage all subconsultants work, including reviewing subconsultant progress and invoices monthly.

Task 1.3 Progress and Review Meetings

A/E will continue to conduct a monthly virtual meeting with the CITY, to review progress, present an updated schedule, and discuss any current major project decisions needed, or challenges faced during the project. Fifteen monthly progress meetings of a one-hour duration with attendance for up to three key team members have been budgeted for this task. Up to one additional hour per person per meeting has been budgeted for preparation of agenda and items and summaries. The progress meeting agenda and summaries will be developed and distributed via electronic delivery in PDF format by the A/E. The A/E will attend up to 30 of Pinellas County's bi-monthly half-hour progress meetings. Up to two key team members have been budgeted for this task.

After each design milestone deliverable (60/90/100), the A/E will conduct design submittal review meetings of a three-hour duration with attendance for up to three key team members for the purpose of presenting and understanding the deliverable. Up to two additional hours per person per meeting has been budgeted for preparation of agenda items. These three-hour meetings shall be held in person and will include up to three attendees from the A/E. The design submittal review meeting agendas and summaries will be developed and distributed via electronic delivery in PDF format by the A/E.

Task 1.4 External Coordination Meetings

The A/E will coordinate and attend up to four external coordination meetings with the CITY, the County and any third-party utilities to discuss details of the project, project schedule, and proposed alignments and conflicts. The external coordination meeting agenda will be prepared by the A/E. The A/E will prepare visual aids or other complimenting information required for the meeting and prepare meeting summaries, which will be developed and distributed via electronic delivery in PDF format or Power Point Format as necessary. These four in-person External Coordination Meetings of a two-hour duration with up to two key team members have been budgeted for this task. Two additional hours per person per meeting has been budgeted for preparation of visual aids or supporting information for two key members.

Task 5 - Permitting Services – Continued Services

The A/E and key environmental subconsultants will coordinate and submit required permit applications. This includes one (1) pre-application meeting for each permit application, submission of permit application packages and providing responses for up to two (2) requests for additional information (RAIs) for issuance of the permits. The permit application packages will include permit applications, plans, calculations, and any

required documents to the regulatory and utility agencies for review and approval.

The following permits are anticipated:

- Florida Department of Environmental Protection (FDEP) Notice of Intent to use the General Permit for Construction
- CSX Utility Installation Permit
- Pinellas County ROW
- SWFWMD Environmental Resource Permit (Coordination)

Task 6 – Design Services

Task 6.1 Design

The A/E will complete the following design services:

- 60% Design Development
 - 60% Design shall include horizontal alignment of utility relocations and Standard Water Main Construction Details (survey, preliminary layout and profile and/or section views at intersection or other utility conflict, and other relevant background information) and draft Technical Specifications. It is assumed that additional Geotechnical data will be provided by Pinellas County.
 - Subsurface Utility Exploration (SUE): The A/E will coordinate the required Level A subsurface locates to complete the design activities. SUE locates will include utility type, size, material, depth of cover and surface elevation. It is assumed that up to 10 locates are included in this scope of services. The Subcontractor's costs for performing the SUE locates shall be billed directly to the City on an as-needed basis. Any unused portion of the allocated budget for these services shall not be billed to the City and will remain unspent upon completion of the work.
 - Site Visit: The A/E will conduct a site visit to verify that the 60% proposed alignment is compatible with the site's characteristics.
- 90% Design/Construction Documents
 - 90% Design comprised of the sheets developed in the 60% complete stage including vertical alignment of the proposed water main (including details, labels, etc.) and preparation of 90% complete Technical Specifications.
- 100% Design/Construction Documents
 - 100% Design comprised of the sheets developed in the 90% complete stage including vertical alignment of the entire proposed water main (including details, labels, etc.) and preparation of 100% complete Technical Specifications.
 - Site Visit: The A/E will conduct a site visit to verify that the 100% proposed alignment is compatible with the site's characteristics.
- Issued for Construction Plans sealed documents in PDF.
 - Final Signed and Sealed Design Plans to be used as the official Issued for Construction Documents shall include necessary review comments and corrections, including those required by the City and/or other permitting agencies.
- Issued for Construction Technical Specifications in Word and signed and sealed documents in PDF.

- Final Technical Specifications to be used as the official Construction Documents shall include necessary review comments and corrections, including those required by the City and/or other permitting agencies.

The A/E's quality assurance and quality control (QA/QC) reviews will be conducted for each deliverable. The QA/QC professionals will be staff not routinely engaged in the project.

Task 6.2 Opinion of Probable Construction Costs (OPCC)

A/E shall prepare and submit a Class 5 OPCC based on the Association for the Advancement of Cost Engineering (AACE) recommended Practice No. 18R-97: Cost Estimate Classification System – As Applied in Engineering Procurement and Construction for the Process Industries for each design submittal (60/90/100).

III. SCHEDULE

Work under this Task Order shall begin no later than 7 days after Notice to Proceed.

Days to Complete (from NTP)

Task 1 – Project Management, Coordination, and Consultation	420
Task 5 – Permitting Services	420
Task 6 – Design Services	420

This schedule anticipates that permitting agencies will provide their RAI within 30 days from the initial permit application submittal. This schedule is contingent on a review period of 2 weeks after each submittal, which includes the corresponding review meetings.

IV. A/E'S RESPONSIBILITIES

- A/E will engage in sub-agreements and authorize subconsultants to proceed within 7 days of receiving Notice to Proceed (NTP).
- A/E will keep the CITY apprised of schedule changes, if any.
- A/E shall obtain written consent from the CITY prior to engaging in any unauthorized additional services currently not included in the scope.
- A/E will provide an approximate schedule of permitting fees based on published information at the time of review.

V. CITY'S RESPONSIBILITIES

- This scope does not include Public Outreach or communication efforts.
- This scope of services does not include Envision Project Verification Services nor the use of the Envision Checklist or Online Scorecard for this project. Any Envision

related services for this project will be responsibility of the CITY or be authorized as additional services.

- In order to meet proposed deliverable schedule, CITY shall provide comments within 14 calendar days from each design deliverable.
- The Scope of Services does not include review workshops. Comments are intended to be provided in the form of emails or redlines. The CITY shall coordinate directly with plan reviewers and shall confirm once all comments have been received and transmitted for the Engineer to proceed with comment resolution and revisions.
- The Scope of Services does not include services during the bidding phase or construction. These services, if required by the CITY will be included as an amendment or separate authorization.

VI. DELIVERABLES

Task 1 – Project Management and Coordination

- Monthly Invoices
- Schedule Updates
- Meeting Agendas and Summaries (if Applicable)
- Data Request
- Visual Aids or other Support Information for Coordination Meetings

Task 5 – Permitting Services

- Permit Applications
- RAI Responses
- Final Permits

Task 6 – Design Services

- 60% Design Submittal, included OPCC
- 90% Design Submittal, included OPCC
- 100% Design Submittal, included OPCC
- Issued for Construction Plans and Technical Specifications

VII. A/E'S COMPENSATION

The A/E was authorized the lump sum amount of \$86,820.99 under the original Task Order for Tasks 1 through 5.

For this Amendment No. 1, the City shall compensate the A/E the lump sum amount of **\$366,370.72** for Tasks 1, 5, & 6.

This Task Order establishes an allowance in the amount of \$30,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Amendment No. 1 to the Task Order.

The total amount for Amendment No. 1 to the Task Order is **\$396,370.72** per Attachment 1 to Appendix A.

The total Task Order amount including amendment No. 1 shall not exceed \$483,191.71.

VIII. PROJECT TEAM

A/E and all subconsultants are as follows:

Prime Consultant / WADE TRIM

Project Manager: Liz Rolla, PE

EOR: Timothy Palmer, PE

Project Director: Bill Harrington, PE

Lead Civil: Abigail Burns, PE

Senior Professional: Tom Wilson, PE

QA/QC: Freddy Betancourt, PE (Civil)

Project Specialist: Joan Harrison

Senior Designer: John White

IX. MISCELLANEOUS

In the event of a conflict between this Amendment No. 1 to Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Amendment No.1 to Task Order to be executed by their duly authorized representatives on the day and date first above written.

(Company Name)

By: _____
(Signature)

(Printed Name and Title)

Date: _____

CITY OF ST. PETERSBURG, FLORIDA

ATTEST

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

By: _____
Chandrahasa 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)

ATTACHMENT 1 TO APPENDIX A

Work Task Breakdown

City of St. Petersburg

Cosme 36" WTM Forest Lake Boulevard Relocation

Project No. 24141-130

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Senior Principal DP	Senior Professional FJB, BH, TW, JG	Senior Professional TP,CH	Senior Professional LR	Professional Engineer II LB	Professional Engineer I AB	Engineer III AM	Engineering Technician IV RL	Project Specialist II JH	Project Aide II KK	Total Hours	Direct Labor Cost (\$)
	Direct Salary	\$ 119.00	\$ 98.28	\$ 79.12	\$ 72.00	\$ 54.26	\$ 46.78	\$ 34.00	\$ 46.78	\$ 28.00	\$ 28.56		
	Indirect Labor 2.3	\$ 273.70	\$ 226.05	\$ 181.98	\$ 165.60	\$ 124.80	\$ 107.60	\$ 78.20	\$ 107.60	\$ 64.40	\$ 65.69		
	Billing Rates (3.3 Contract Multiplier)	\$ 392.70	\$ 324.33	\$ 261.10	\$ 237.60	\$ 179.06	\$ 154.38	\$ 112.20	\$ 154.38	\$ 92.40	\$ 94.25		
	Max Contract Billing Rates (Capped)	\$ 300.00	\$ 285.00	\$ 285.00	\$ 285.00	\$ 205.00	\$ 205.00	\$ 145.00	\$ 175.00	\$ 205.00	\$ 130.00		
Task 1	Project Management, Coordination and Consultation	2	7	77	110	16	76	15	0	17	0	320	\$66,687.34
1.1	Project Management (15 months)	2	0	1	34	0	0	0	0	17	0	54	\$10,510.30
1.3	Progress and Review Meetings	0	7	60	60	0	60	15	0	0	0	202	\$42,862.80
1.4	External Coordination Meetings			16	16	16	16					64	\$13,314.24
Task 5	Permitting Services	0	0	22	32	0	0	65	65	0	0	184	\$30,675.10
Task 6	Design Services	2	112	152	60	94	120	448	468	16	88	1560	\$254,108.28
6.1	Design	0	64	122	60	34	60	448	408	0	64	1260	\$198,985.68
6.2	OPCC	2	8	30	0	60	60	0	60	0	24	244	\$42,244.20
6.3	QAQC	0	40	0	0	0	0	0	0	16	0	56	\$12,878.40
SUBTOTAL FOR TASKS 1-7													\$351,470.72

II. Fee Calculation

Task	LaborCost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$66,687.34	\$4,000.00	\$0.00	\$0.00	\$70,687.34
5	\$30,675.10	\$200.00	\$0.00	\$0.00	\$30,875.10
6	\$254,108.28	\$200.00	\$10,000.00	\$500.00	\$264,808.28
Total	\$351,470.72	\$4,400.00	\$10,000.00	\$500.00	\$366,370.72

III. Fee Limit

Lump Sum Cost	\$366,370.72
Allowance ⁴	\$30,000.00
Total:	\$396,370.72

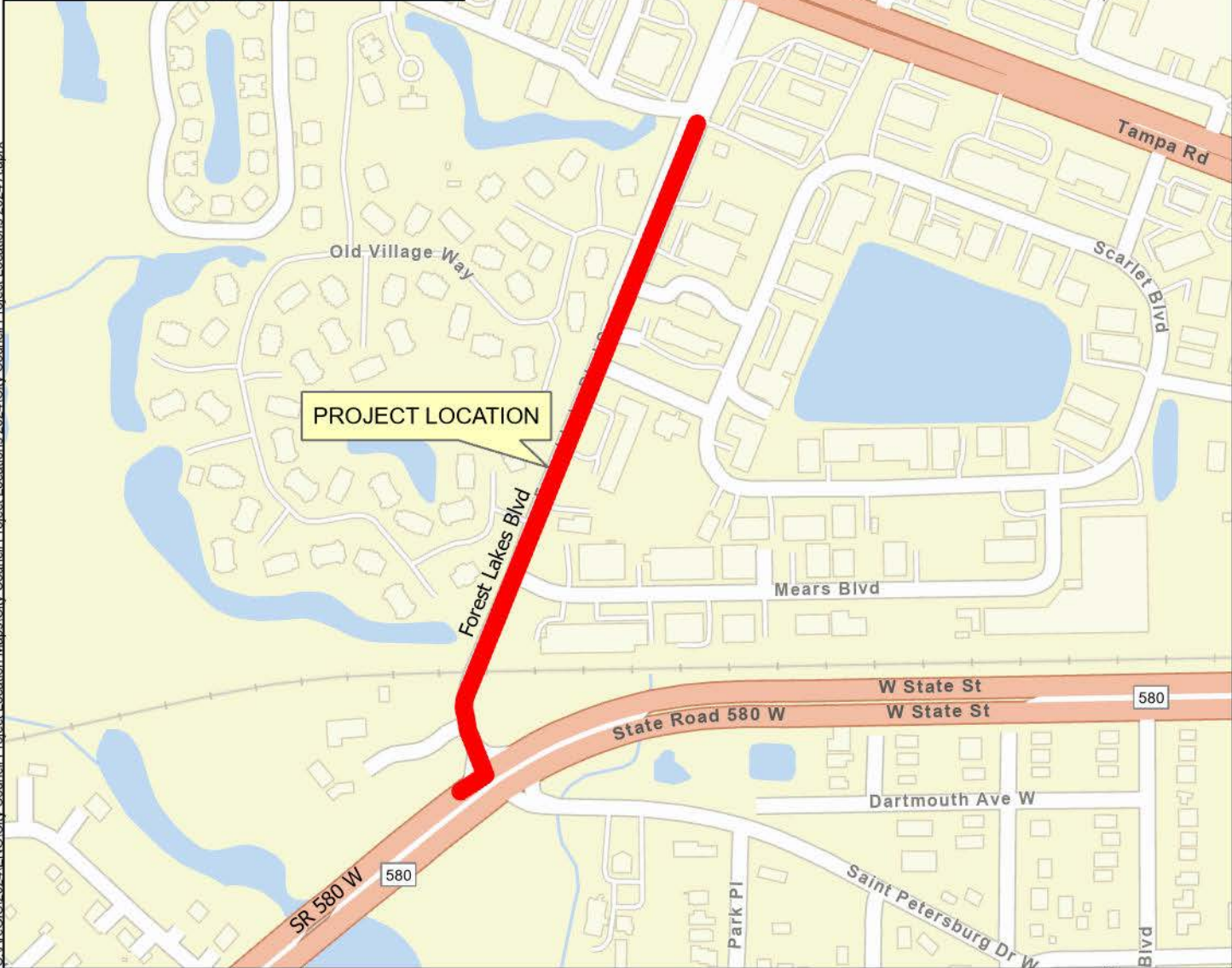
IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for:
3. Includes 5% percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.

Document Path: S:\ArcGIS\2024\ENG\City Council Project Location Maps\City Council Project Locations 2024 A.aprx



PROJECT LOCATION



PROJECT LOCATION

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST PETERSBURG	
APPROVED BY:	DATE: 3/18/2025

FOREST LAKES 36" TM REPLACEMENT
Project No. 24141-130





Approvals - gcc

Report • Printed on April 3, 2025

Approved

4/17 Council - Wade Trim - Forest Lakes - TO Amend 1

▼ Attachments



Wade Trim - Forest Lakes - TO

[https://stpete1-my.sharepoint.com/:](https://stpete1-my.sharepoint.com/)

▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

4/3/2025 11:27:03 AM



Step 2: Approved by

Jimmy F. Chism

4/2/2025 1:07:48 PM



Step 1: Approved by

Brejesh Prayman

4/2/2025 11:21:40 AM

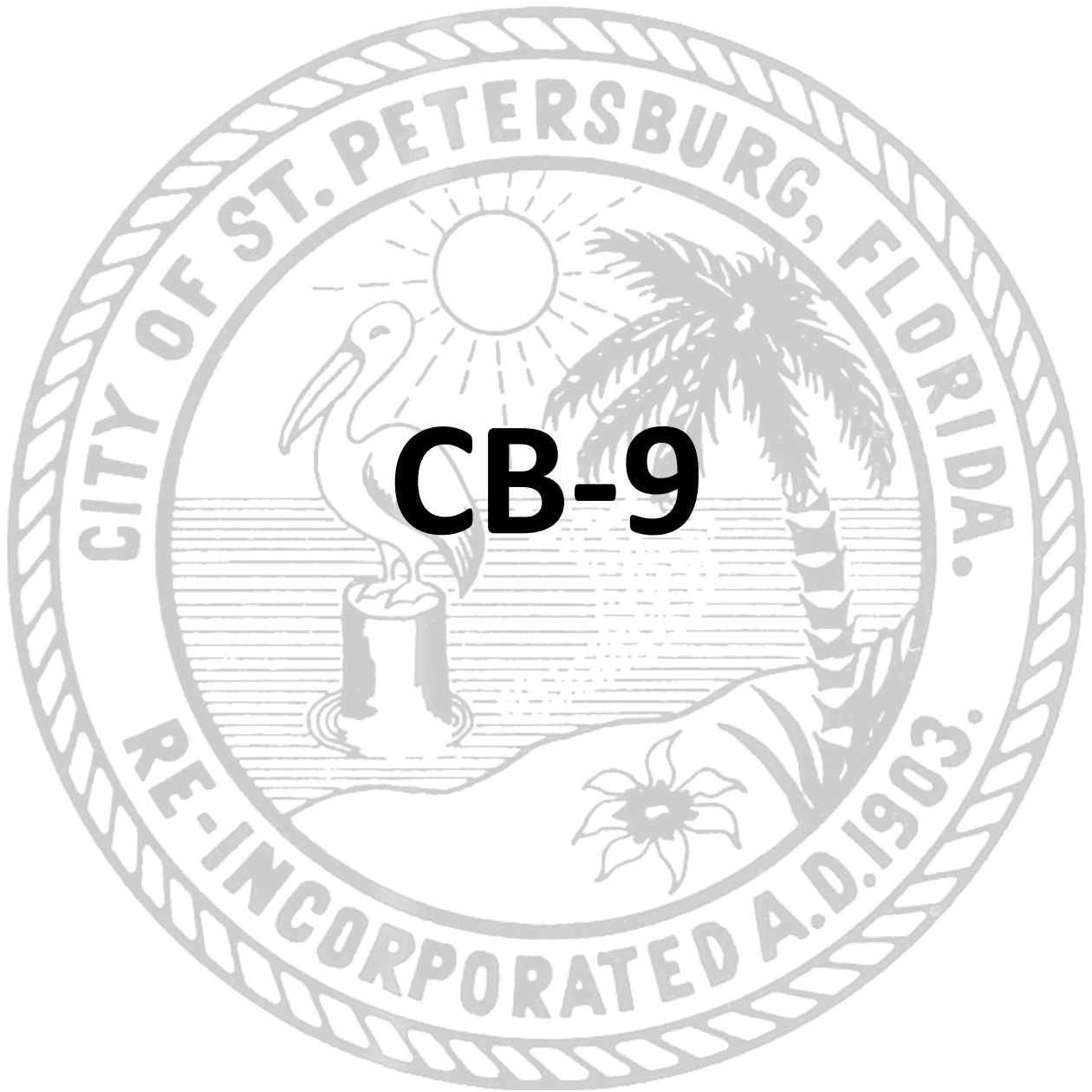


Requested by

Sarah B. Johnson

4/1/2025 4:58:33 PM

The following page(s) contain the backup material for Agenda Item: Health, Energy, Resilience, and Sustainability Committee Meeting Minutes (January 16, 2025)
Please scroll down to view the backup material.



CB-9

City of St. Petersburg
Health, Energy, Resilience & Sustainability Committee
Minutes
January 16, 2025 at 1:00 p.m.
City Hall, Room 100

Present: Chair Richie Floyd, Gina Driscoll, Brandi Gabbard, Corey Givens, Jr.

Absent: None

Also Present: Council Chair Copley Gerdes, City Administrator Rob Gerdes, Public Works Administrator Claude Tankersley, Assistant City Attorney Christina Boussias, Sustainability and Resilience Director Maeven Rogers, Deputy City Clerk Paul Traci

Support Staff: Cortney Phillips – Legislative Aide

1. Call to Order – 1:00 PM

2. Approval of Agenda – Councilmember Gabbard motioned for approval. All voted in favor.

3. Approval of September 19, 2024 Minutes – Councilmember Gabbard motioned for approval. All voted in favor.

4. Selection of Chair and Vice Chair – Councilmember Driscoll nominated Councilmember Floyd as Chair. Councilmember Floyd accepted the nomination. Councilmember Givens nominated Councilmember Gabbard as Chair. Councilmember Gabbard noted that she would defer to Councilmember Floyd’s willingness to remain as Chair, and would instead serve as Vice-Chair if the committee agreed. She also expressed her desire to serve as Chair next year before she terms out of City Council. Councilmember Givens withdrew his nomination. All voted in favor of the motion.

In connection with the selection of Vice-Chair, Councilmember Givens nominated Councilmember Gabbard. All voted in favor of the motion.

5. New Business – Office of Sustainability and Resilience Update

In connection with the new business, Councilmember Floyd introduced Sustainability and Resilience Director Maeven Rogers, who provided a PowerPoint presentation update regarding the Office of Sustainability and Resilience. Updates included:

- Solar energy is currently in research phase, with exploration into classifying solar and EV chargers as an asset for the city, so they can have an operations and maintenance plan moving forward. Solar United Neighbors, a nonprofit co-operative, will be coming to St. Pete around mid-March to provide solar education and resources to residents. This year, they are using the bulk purchasing power of members of their co-op to significantly reduce residential costs on solar installation.

- Regarding food forest initiatives, programming is still being developed. Staff is currently contacting community gardens to see how we can support them, and we have been in conversations with the University of South Florida, St. Petersburg (USFSP) campus about installing a food forest.
- There is a round of the tree mini grant program currently in progress. This tree mini grant program allows the City to partner with neighborhood associations to plant trees in the right of ways. It is the resident's responsibility to take care of those trees when they are planted. We have about 28 trees in round two in various neighborhood associations that will be planted by the end of January.
- The RFQ for the vulnerability assessment and the resilience plan is expected to be released at the end of January. The vulnerability assessment is part of the Resilient Florida Program, which aims look at all our critical infrastructures and its exposure and sensitivity to flooding.

Councilmember Gabbard discussed that she had previously been working on an Electric Vehicle charging station ordinance for new construction, but the work was recently preempted by the State. In light of this preemption, she inquired if there were any incentives we could offer for multi-family and commercial developers to install EV charging on new builds. Ms. Rogers responded that the Florida Department of Agriculture and Consumer Services had their final listening session about the EV charging policy recently. She noted that she is hopeful that we'll have guidance on that ordinance soon. Additionally, she stated that it is a good time to have this discussion, as we are conducting a RFI for EV chargers to establish the model that the City of St. Petersburg would like to see, what fee structures will look like, etc.

Regarding the food forest program, CM Gabbard asked about opportunities for partnering with the St. Pete Youth Farm with the composting program grant piece. Ms. Rogers responded that we can look into that. She elaborated that the composting grant is in partnership with USFSP, who will own the composter. They wanted to create a composting initiative on campus, and the composter that they're looking at can compost up to 7,000 pounds a week in food waste. They're working with their business program to design a business model where this would be a revenue generating stream for them moving forward, and they'll be using the compost to help mitigate chemical fertilizers on their campus. Ms. Rogers added that she thinks bringing in St. Pete Youth Farm is essential in trying to teach other people how they can create a business model out of food waste.

Councilmember Driscoll discussed that many of our public EV chargers around the City are broken, and we've had trouble with finding a new company that can take over for us. Ms. Rogers expressed that she's hoping that the RFI will help address some of those issues, but that this is a main priority. In her professional experience, if the charger isn't owned by a charging company, they will find that taking it out and replacing it with their charger is the answer that she's traditionally seen, but she wants to try to fix what we have. CM Driscoll agreed that she would like to fix the existing chargers rather than replace, and added that she would like to look at EV charging numbers on developments that are underway or recently completed so that we can know what's naturally happening in the market.

Regarding the tree mini grant program, CM Driscoll noted that we've had some issues in the past with some neighborhoods who were uncomfortable with all of the legal requirements for the neighborhoods taking on responsibility for a tree being planted. City Administrator Rob Gerdes replied that Administrator Foster has been working on this issue, which is also the inspiration for the tree giveaway program, to allow some of these pieced to happen on private property, where the City is not so involved. CM Driscoll went on to note that it's incredibly important to provide the education that's needed with tree giveaways. Once we hand someone a tree, we want to make sure that they are armed with all the information they need to ensure that the tree thrives, including written information and staff resources they can call with questions and concerns. Ms. Rogers added that we're working on communication strategies for when the residents pick up the tree. Some of the information we're going to collect is an address and ask them if they would be comfortable with receiving a mailer, and we're identifying certain time frames of the year that is critical to that tree success, such as information on growth milestones and fertilizer needs.

Councilmember Givens inquired if there were any local solar installers that we would recommend to residents. Ms. Rogers responded that the Solar For All Program, and most likely the Solar United Neighbors will choose their own vendor. CM Givens went on to ask what the next phase of the tree planting process will look like. Ms. Rogers responded that we are looking into a tree assessment to identify what right of ways we have available to us to plant. We're also looking to onboard a consultant to help us with the assessment process, and with bringing different areas of the city closer towards our 30% tree canopy goal. CM Givens added that he would like to see the City to provide guidance to community organizations to be proactive, rather than reactive in getting a buy in from neighborhoods. He went n to ask if there were any limitations or parameters on the dollars we get back from the Duke Energy Elective Pay for Clean Energy Tax Credits program. Ms. Rogers responded that no, those dollars are fluid. CM Givens discussed that he would be interested in having information on solar co-op grids, specifically, at Brownfield sites where housing cannot be built.

Chair Floyd expressed that he was looking forward to conversations analyzing goals and timelines of administrations past, as he appreciated that previous administrations set strong and bold goals, but he didn't appreciate the lack of action towards those goals. He inquired regarding the EV charger preemption at State level. CM Gabbard responded that here was an agriculture bill that was passed in the 2024 session that specifically preempts local municipalities from passing EV regulations. Chair Floyd noted that he would like to see if damaged trees from storm season could also benefit from some of the resources and information we're offering to residents. Ms. Rogers replied that she has heard similarly from other residents and will be working with Codes Compliance on tree maintenance assistance.

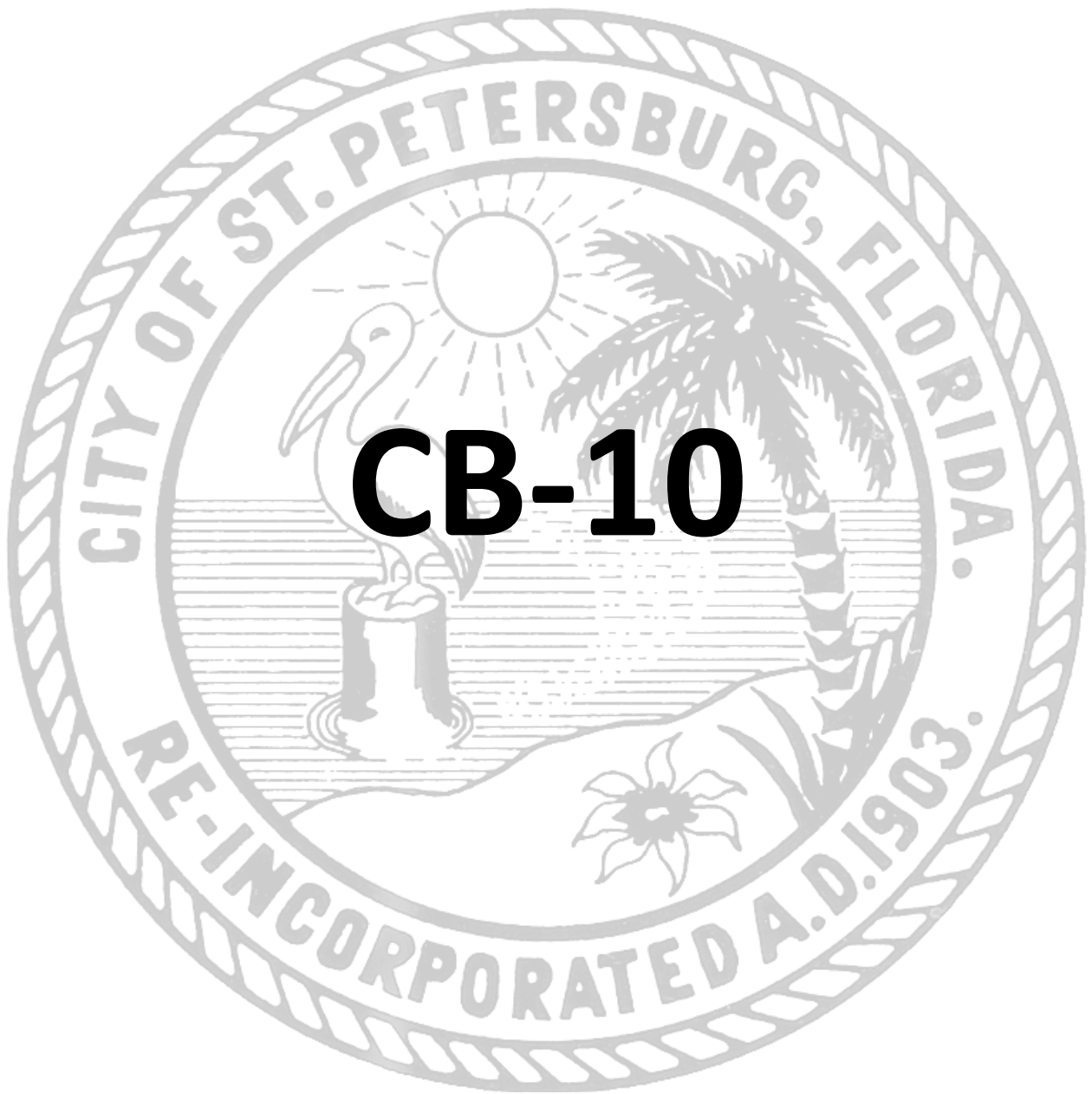
In connection with the new business, Chair Floyd reviewed each item from the pending referral list.

1. *"Implementation of a community food forest program. In addition, the discussion should focus on recurring funding from the general fund and with the initial seed funding coming from BP funds or other one-time funding sources."* Item was not quite ready this month, as the budget will allow us to expand the program and additional conversations need to be had.

2. *“Study on the future of our electrical grid with respect to renewable energy sources, our franchise agreement with Duke Energy, and a potential public utility”* Chair Floyd discussed that he would like to bring this for discussion in the first quarter of this year as the franchise agreement with Duke will be coming up in 2026. The City of Clearwater will also be getting results from their study within the first quarter, which will give us some guidance and direction in our discussions.
3. *“Report from Administration on our ISAP energy consumption, renewable goals, and progress to date.”* Chair Floyd discussed that he is hoping to hear a progress report and a look at a path forward, so we can keep this item on the referral list until ready.
4. *“Resilience Hub Concepts and an update on the Pilot funded by Foundation for a Healthy St. Petersburg: Childs Park Neighborhood Resilience Collective (NRC)”* CM Driscoll noted that this item is somewhat contained in the ISAP discussion, but she would like to bring it back at some point when Ms. Rogers is ready to discuss.
5. *“Municipally Owned Grocery Stores in Food Deserts”* Chair Floyd discussed that he would be happy to offer this item to another Councilmember if they would like to sponsor, but while he has a lot on his plate, he will get to this item. He went on to state that the main model he wanted to discuss was the Baldwin Food Market, but it went out of business and sidetracked his efforts. Another avenue to explore is the Economic Security Project, a think tank that has an arm that's focused on public options in a variety of different facets, including grocery. CM Gabbard noted that she would be happy to work with administration on this, as she feels the time is now to get serious about this project but added that she has a lot on her plate too, and her time on Council is short, so she does not want to take on a project without administration being on board. Mr. Gerdes stated that administration is interested in a discussion, and a good place to start would be a presentation on options other communities have done. Administration can do that research if the committee would prefer. CM Gabbard expressed that she would be happy to work with administration on this as she has already done a lot of research which was put to the side, but can be revived. Mr. Gerdes noted that administration could be ready to discuss somewhere around March, April, or May.
6. *“Discussion of the City’s Environmental Purchasing Policy (now being referred to as the “Sustainable Purchasing Policy”) and a potential ordinance to formalize the City’s commitment to sustainability as part of a broader discussion of a “Sustainable City Hall”* CM Driscoll discussed that she would like this item to be a way to set an example for our residents and businesses in the City on how to choose to do things right with regard to sustainability, especially in light of the many preemptions that we have on requiring specific sustainable practices. She would like to move forward with this item.
7. *“Continued or planned investments in the context of the American Cities Climate Challenge commitments and Integrated Sustainability Action Plan (ISAP) implementation.”* CM Driscoll explained that this item was ongoing, a discussion of how we are continuing to live the lessons of the American Cities Climate Challenge, the commitments that were made when the city received \$2.4 million in value from that Bloomberg Philanthropies initiative. She would like to show along the way how we're using that money to meet our goals and to know where that stands today.

There being no further business, the meeting was adjourned at 2:14pm.

The following page(s) contain the backup material for Agenda Item: A resolution regarding the task force established to evaluate and make recommendations concerning the development of Advanced Air Mobility in the city of St. Petersburg; Affirming that the Task Force should hold its organizational meeting as soon as practicable; amending resolution 2025-106 as necessary to accommodate rescheduling of the organizational meeting.
Please scroll down to view the backup material.



ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of April 17, 2025

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

FROM: Richard J. Lesniak, Airport Manager

SUBJECT: A resolution regarding the task force established to evaluate and make recommendations concerning the development of Advanced Air Mobility in the city of St. Petersburg; Affirming that the Task Force should hold its organizational meeting as soon as practicable; amending resolution 2025-106 as necessary to accommodate rescheduling of the organizational meeting.

EXPLANATION: At the 2/20/25 Council Meeting, Resolution 2025-106 was approved creating the Advanced Air Mobility Task Force ("Task Force"). Among the various requirements, the Task Force was to have the first, organizational meeting within one month of the effective date of the Resolution. In addition, a quorum of at least ten (10) Task Force members in attendance is also required. Unfortunately, given the difficulty of syncing the schedules of the task force members to meet quorum requirements it was not possible to do so within the initial thirty (30) days. The organizational meeting is now scheduled for April 23, 2025, at 10am in Conference Room 800 at the MSC Building. Administration requests that City Council amend the original resolution as needed to accommodate the rescheduled organizational meeting. A proposed resolution is attached for that purpose, along with the original resolution for your reference.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENT(S):

Proposed Resolution

Original Resolution 2025-106

APPROVALS:

Administration:  _____

Budget: _____ N/A

RESOLUTION NO. 2025-_____

A RESOLUTION REGARDING THE TASK FORCE ESTABLISHED TO EVALUATE AND MAKE RECOMMENDATIONS CONCERNING THE DEVELOPMENT OF ADVANCED AIR MOBILITY IN THE CITY OF ST. PETERSBURG; AFFIRMING THAT THE TASK FORCE SHOULD HOLD ITS ORGANIZATIONAL MEETING AS SOON AS PRACTICABLE; AMENDING RESOLUTION 2025-106 AS NECESSARY TO ACCOMMODATE RESCHEDULING OF THE ORGANIZATIONAL MEETING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Economic and Workforce Development Committee of City Council recommended that a task force be established to evaluate and make recommendations concerning the development of advanced air mobility in the City of St. Petersburg (the “Task Force”); and

WHEREAS, on February 20, 2025, City Council adopted resolution 2025-106 to establish the Task Force subject to certain conditions (the “Formation Resolution”); and

WHEREAS, one of the conditions established by the Formation Resolution was that the Task Force hold an organizational meeting within one month of the effective date of the resolution; and

WHEREAS, due to a variety of scheduling conflicts on the part of Task Force members, the Task Force could not hold its organizational meeting before the deadline established by the Formation Resolution; and

WHEREAS, the organizational meeting of the Task Force is currently scheduled for April 23, 2025; and

WHEREAS, City Council desires the Task Force to begin its work as soon as practicable and to amend the Formation Resolution as necessary to accommodate the rescheduling of the organizational meeting; and

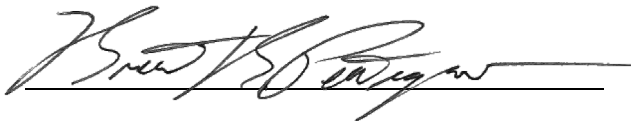
WHEREAS, because the remaining deadlines for the Task Force are based on the date of its organizational meeting, no other amendments to the Formation Resolution are required to accommodate rescheduling of the organizational meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, affirms that the Task Force should hold its organizational meeting on April 23, 2025, or as soon as practicable thereafter.

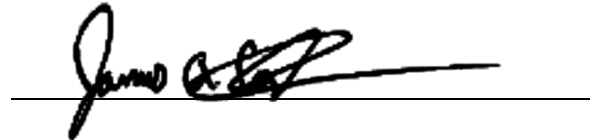
BE IT FURTHER RESOLVED that, in consideration of the information stated above, the Formation Resolution is amended as necessary to accommodate the rescheduling of the organizational meeting, with the remainder of the Formation Resolution continuing in effect as originally adopted.

This resolution will become effective immediately upon adoption.

LEGAL:

A handwritten signature in black ink, appearing to read "Brett B. Brown", is written over a horizontal line.

ADMINISTRATION:

A handwritten signature in black ink, appearing to read "James A. [unclear]", is written over a horizontal line.

A RESOLUTION REGARDING A TASK FORCE TO EVALUATE AND MAKE RECOMMENDATIONS CONCERNING THE DEVELOPMENT OF ADVANCED AIR MOBILITY IN THE CITY OF ST. PETERSBURG; ESTABLISHING THAT TASK FORCE SUBJECT TO CERTAIN REQUIREMENTS; CONFIRMING THE MAYOR'S INITIAL APPOINTMENT OF TASK FORCE MEMBERS AND PROVIDING FOR FUTURE APPOINTMENTS OF MEMBERS; REQUESTING ADMINISTRATIVE SUPPORT FOR THE TASK FORCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, advanced air mobility ("AAM") is a new air transportation concept utilizing advancing technologies for the movement of persons and goods; and

WHEREAS, technological advancements in aerospace design, automation, and electric/battery propulsion has led to an acceleration in the development of new types of electrically powered aircraft, with the electric vertical take-off and landing ("eVTOL") design being the most popular and is the basis of the AAM concept; and

WHEREAS, the proposed benefits of AAM include a safer, more efficient, quieter, cheaper, environmentally friendly, and in the longer term, flexible option for air travel; and

WHEREAS, St. Petersburg is a large population center with favorable locations for both stand-alone vertiports as well as existing aviation infrastructure at Albert Whitted Airport, making it a good candidate for short- and long-term efforts to implement AAM; and

WHEREAS, on July 25, 2024, the Economic Workforce and Development Committee (the "EWD Committee") received a briefing on AAM from City staff and requested further discussion of the topic at a subsequent meeting; and

WHEREAS, on January 16, 2025, the EWD Committee requested that a task force be created to study and make recommendations concerning AAM in St. Petersburg in accordance with discussions before the EWD Committee (the "Task Force"); and

WHEREAS, after taking into account recommendations from Council Members, the Mayor has appointed 14 people to serve on the Task Force, subject to confirmation by City Council pursuant to City Charter subsection 4.04(a); and

WHEREAS, City Council now desires to establish the Task Force and confirm the members appointed to the Task Force by the Mayor.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby establishes the Task Force in accordance with the following:

1. *Name.* The Task Force will be known as the “Advanced Air Mobility Task Force.”
2. *Scope.* The Task Force shall evaluate and make recommendations with respect to the short- and long-term outlook for the development of AAM within the City in accordance with the following:
 - (a) The Task Force shall evaluate the role of Albert Whitted Airport in accommodating AAM, including (i) the potential size and location of AAM facilities at the airport, including dual-use structures (e.g., an airplane hangar with a rooftop vertiport); (ii) changes to airport facilities necessary to accommodate AAM; and (iii) the impact of AAM on existing airport uses.
 - (b) The Task Force shall evaluate the need for standalone vertiports within the City to provide AAM, including (i) potential locations; (ii) the nature of those locations, including joint-use facilities (e.g., parking garages, building rooftops, etc.); (iii) changes to infrastructure needed to support those locations; (iv) neighborhood compatibility; and (v) public accessibility.
 - (c) The Task Force shall identify laws, regulations, and other requirements at the federal, state, and local levels that may impact the development of AAM within the City. Additionally, the Task Force shall recommend any changes to laws and regulations of the City that are necessary or appropriate to facilitate the continued development of AAM within the City, including those related to zoning and land use.
 - (d) The Task Force shall (i) evaluate the potential for integrating AAM into local government transportation plans in the Tampa Bay region and (ii) document the extent to which governments and agencies are currently studying or planning to incorporate AAM into those plans.
 - (e) The Task Force shall evaluate potential funding models for the development of AAM within the City.
 - (f) The Task Force may evaluate and make recommendations with respect to any other matter that is related to the development of AAM within the City and that the Task Force determines is appropriate for City government to consider.
3. *Deadlines and Reporting.* The Task Force shall complete its work in accordance with the following:
 - (a) The Task Force shall hold an organizational meeting within one month of the effective date of this resolution at a date and time to be determined by City Administration, in consultation with the members of the Task Force. At that organizational meeting, the Task Force

shall, at a minimum: (i) elect a chair and vice chair from among its membership; (ii) adopt rules of procedure; and (iii) establish an initial schedule for subsequent meetings.

- (b) Quorum for the organizational meeting of the Task Force is 10 members, and a majority vote is required to take each of the actions required by subsection (a). Quorum for subsequent meetings and other actions of the Task Force will be as determined by the rules of procedure, as may be amended from time-to-time.
- (c) The Task Force shall provide City Council with two interim reports on its progress. The first report must be provided approximately three months after the organizational meeting, and the second report must be provided approximately six months after the organizational meeting.
- (d) The Task Force shall complete its work within nine months of its first meeting and shall provide City Council with a final report on that work. That report must be in writing and must address all of the topics identified in section 2, above.
- (e) For each report to City Council required by this section, the chair of the Task Force (or other member designated to represent the Task Force at that meeting) shall attend the meeting of City Council at which that report will be considered to present the report, answer questions about the report, and accept feedback on the report .

4. *Applicable Law.* The Task Force and its members are subject to (i) applicable provisions of Florida law regarding public records, open meetings, and ethics and (ii) provisions of City Code generally applicable to City boards and commissions (including those for attendance, absenteeism, and removal). This resolution does not impose a requirement for a Task Force member to file a statement of financial interests pursuant to Florida Statutes section 112.3145.

5. *Compensation and Expenses.* The City shall not provide compensation for serving on the Task Force or for providing input to the task force. But a person serving on the Task Force or providing input to the Task Force may, in accordance with applicable law and City regulations, be reimbursed for expenses incurred in serving on or providing input to the Task Force.

6. *Changes.* City Council may, by resolution, change any of the requirements established by this operative clause.

BE IT FURTHER RESOLVED that, pursuant to City Charter subsection 4.04(a), City Council hereby confirms the following initial appointments of the Mayor to the Task Force:

- | | |
|----------------------|-----------------|
| • Alison Barlow | • Walt Driggers |
| • Ryan Barnett | • Max Glazer |
| • Whit Blanton | • Steven Miller |
| • Tristian Brockwell | • Ed Montanari |
| • Brian Deeb | • Janika Polk |

- Jay Rogers
- Mike Swesey
- Rahul Shukila
- Yu Zhang

BE IT FURTHER RESOLVED that, if a person appointed to serve on the Task Force ceases serving on the Task Force (due to resignation, removal, or any other reason), the Mayor may appoint a replacement in accordance with City Charter subsection 4.04(a).

BE IT FURTHER RESOLVED that City Council requests that City Administration provide the Task Force with all administrative support necessary for the Task Force to carry out its work.

This resolution will become effective immediately upon adoption.

Adopted at a regular session of the City Council held on the 20th day of February 2025.

ATTEST:



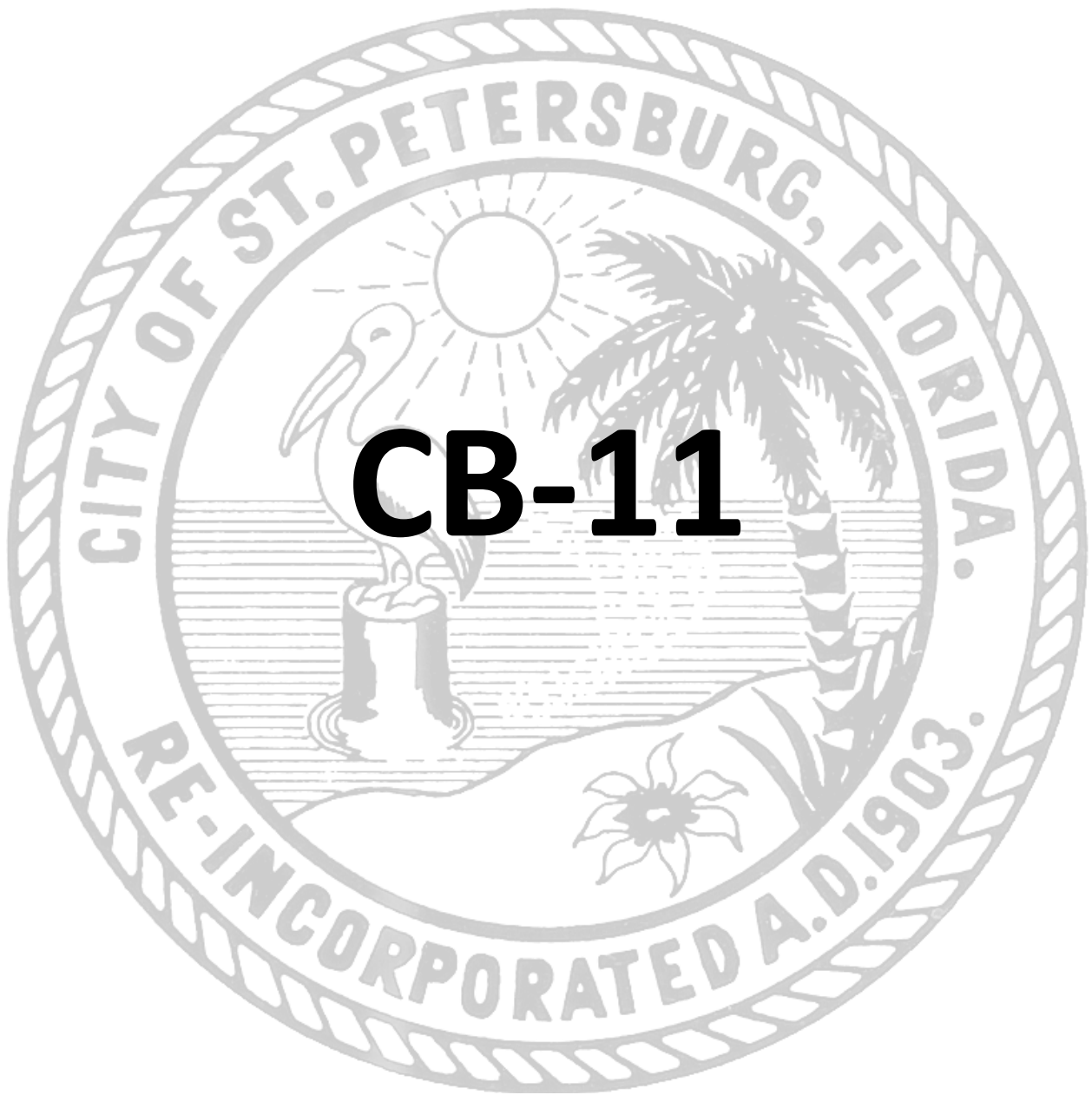
Chan Srinivasa, City Clerk



Copley Gerdes, Chair-Councilmember
Presiding Officer of the City Council



The following page(s) contain the backup material for Agenda Item: Housing, Land Use, and Transportation Committee Meeting Minutes (March 6, 2025)
Please scroll down to view the backup material.



CB-11

City of St. Petersburg
Housing, Land Use, and Transportation Committee
March 6, 2025 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Richie Floyd, Committee Vice-Chair Mike Harting, Council Member Gina Driscoll, and Council Member Deborah Figgs-Sanders (Alternate)

Absent: Council Member Brandi Gabbard

Also Present: Council Chair Copley Gerdes, Council Vice-Chair Lisset Hanewicz, Council Member Corey Givens Jr, City Administrator Rob Gerdes, Assistant City Attorney Michael Dema, Assistant City Attorney Brett Pettigrew, Planning and Development Director Liz Abernethy, Transportation and Parking Management Director Evan Mory, Housing and Community Development Assistant Director Mark Vanlue, PSTA Chief Planning and Community Affairs Officer Darden Rice, PSTA Planning Manager Jacob Labutka, and Deputy City Clerk Jordan Wilson.

Support Staff: Cortney Phillips – City Council Legislative Aide

1. Call to Order – 9:01 AM

2. Approval of Agenda – CM Figgs-Sanders motioned for approval. All voted in favor.

3. Approval of February 13, 2025 Minutes – CM Driscoll motioned for approval. All voted in favor.

4. New Business – March 6, 2025

Discussion on the Pinellas Suncoast Transit Authority's (PSTA) Connected Community Bus Network – *Transportation and Parking Management Director Evan Mory, PSTA Chief Planning and Community Affairs Officer Darden Rice, and PSTA Planning Manager Jacob Labutka*

Transportation and Parking Director Evan Mory introduced PSTA Chief Planning and Community Affairs Officer Darden Rice and PSTA Planning Manager Jacob Labutka. Ms. Rice and Mr. Labutka presented an update on the PSTA Connected Community Bus Network, including:

- Background on the Connected Community Bus Network, a federally required review that takes place every five years to analyze ridership numbers and realign the bus network as needed.
- Changes to make routes more consistently spread through Saturday and Sunday.
- Decreasing travel time with timed transfers to each connection for riders.
- Engage a six-month effort of community feedback and outreach.
- The most recent metrics and demographics of ridership.
- Maps of recommended revisions to current routes.

Council Member Driscoll asked if the downtown area would return to a transfer hub approach rather than the grid system several years ago. Mr. Labudka responded that PSTA wants to utilize their existing real estate downtown so that bus stops have good amenity coverage (e.g., canopies to sit under or retail stores to enhance the passenger waiting environments). Ms. Rice noted that there is no plan to return to a central hub to Williams Park. CM Driscoll asked why survey respondents might have disagreed or disagreed strongly with the draft bus network for Pinellas County. Mr. Labudka explained that certain riders commented about their particular routes, but there were many comments about needing better cross-county travel times, more frequency, and more span of service. CM Driscoll

highlighted the importance of continued advocacy efforts to get more funding to meet those wishes more efficiently.

Council Member Figs-Sanders shared that her most significant priority for this project was marketing and rider education. She recalled that when the public spoke during PSTA's open forum, a staff member personally went to every person who spoke to find out their needs and how staff could assist with their dissatisfaction.¹

Council Vice-Chair Hanewicz asked where the data for job access comes from and what that data includes. Mr. Labudka responded that information is based on census data, particularly the American Community Survey jobs numbers for Pinellas County. A location-based virtual geographic boundary is created around the bus stops within the network to provide the catchment area for the number of jobs to access. CM Hanewicz questioned if that data includes operating hours for those jobs within the region. Mr. Labudka answered that the data does not go into those nuances, but he would be happy to share the full report, which includes details about jobs, population, and other factors.

Council Member Givens asked what some of the factors and barriers were to getting riders onto buses and connecting them to PSTA. Mr. Labudka responded that while PSTA has a Transportation Disadvantaged Program where riders can get a low or no-cost bus pass, marketing only goes so far, and many people may not know the program exists. Another barrier nationwide is that many people are unfamiliar with transit and find their first trip overwhelming, not knowing about routes, boarding, stops, or payment. Ms. Rice added that pioneering new projects, such as the UPASS program within the Historic Kenwood Neighborhood, made transit more accessible and helped to destigmatize it. CM Givens added that he would like to see the City collaborate on a marketing campaign to inform people about available resources. Lastly, CM Givens asked if there have been any conversations about expanding the UPASS program to the Council of Neighborhood Associations (CONA) to incentivize membership. Ms. Rice replied that yes, CONA is interested, and she believes the program is expanding into the EDGE district.

Committee Chair Floyd added that the UPASS program in Historic Kenwood is a service that the neighborhood association pays for but that it is free at the point of service to participants. He also noted that several other neighborhoods expressed interest at the time of the program's launch.

CM Driscoll reminded the committee of her Universal Basic Mobility item on the referral list, noting that the reason that the item has not returned for discussion is that conversations with transportation staff, as well as PSTA CEO Brad Miller, have suggested that awareness and education are the missing pieces of the UPASS and Transportation Disadvantaged programs because many people do not know that these programs are available to them. She continued that she does not want Universal Basic Mobility to end with bus services but to educate the community on available discounts for e-bikes and e-scooters.

CM Figs-Sanders added that she would like the committee members to individually take the bus themselves to experience the services we're promoting.

Residential Land Development Regulation (LDR) Update – *Planning and Development Services Director Liz Abernethy, Zoning Official Manager Corey Malyszka, and Deputy Zoning Official Scot Bolyard*

Zoning Official Corey Malyszka and Deputy Zoning Official Scot Bolyard introduced a PowerPoint LDR update. Mr. Malyszka reminded the committee of the previous update in September 2024, and this follow-up presentation was delayed due to the Hurricanes. The presentation included:

¹ Council Member Driscoll and Council Member Figs-Sanders are the City's representatives on the PSTA Board of Directors.

- Overview of the Floor Area Ratio (FAR) bonuses, the proposed update for the residential zoning to evaluate those bonuses to see if they're working, and the inclusion of refinements to the code language.
- Changes to repetitive design. The current code requires new homes to be varied from all other homes within three parcels of each other, with a minimum of three of four variations required for architectural style, roof form, building materials, and architectural details. With the proposed change, new homes with varied habitable stories will not be considered repetitive, adding a fifth variation for new homes with different front façade heights and widths.
- Proposed changes to allow for blank façades up to 20 feet in width on interior and rear façades located in the rear 1/3 of the lot when they're not visible from a right of way.
- The introduction of a side setback waiver request for docks so that only waterfront property owners within 200 feet of the affected side of the setback waiver request will be notified.
- An exception for installing walkways between public sidewalks and curbs that do not meet ADA slope requirements due to existing grades.
- The introduction of a "payment in lieu" option for sidewalks. If sidewalk construction does not make sense because of the existing development pattern, homeowners can pay for it to be implemented elsewhere through the transportation department.
- Adding language for metal fences to specify that they can't be made of a reflective material.
- Changes to the design of walls at least 150 feet in length and 6 feet in height. Revisions require only four feet of that fence or wall to be solid, and the upper two feet must be opaque.

Assistant City Attorney Michael Dema added that another component of this package includes an ADA waiver for reasonable accommodations so that individuals won't have to undergo a cumbersome variance process.

CM Driscoll questioned if the changes to the sidewalk payment in lieu could address wider sidewalk requirements that result in one section of a wide sidewalk in front of a single property and no others for several blocks. Mr. Malyszka responded that language could be added, but many of those talks for flexible sidewalks within certain districts came out of the Complete Streets plan in transportation. CM Driscoll asked about the arborist report and whether we will require an arborist report for every tree on a property. Planning and Development Director Liz Abernethy responded that the arborist report is in return for granting an FAR bonus. Staff wants to ensure that a tree will be of a quality to survive construction and that it's worth saving. Ms. Abernethy noted that there have been variance cases in the past that required an arborist to be on staff during the construction process to ensure that the tree is adequately prepared for the construction process with root pruning and fertilizing. Mr. Malyszka added that this also protects quality trees from being torn down, and inspectors will follow up to ensure that the site complies with the approved plans.

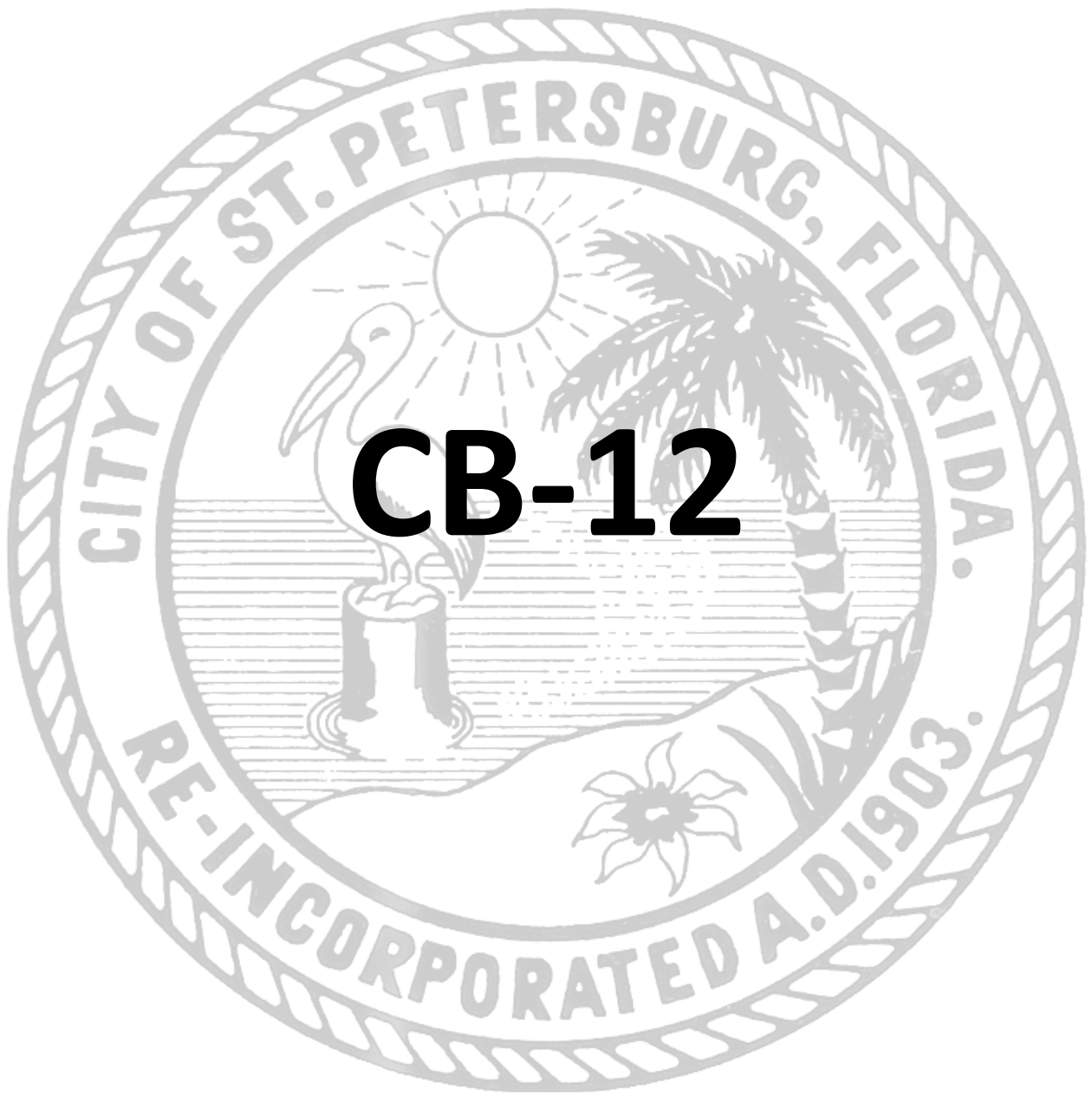
Committee Vice-Chair Harding questioned what would cause a homeowner to need to build a sidewalk on their property. Mr. Bolyard responded that new homes in the Neighborhood Traditional districts are required to provide a sidewalk on both sides of the street, and Neighborhood Suburban districts require sidewalks on the north and west sides of the street. CM Harding asked where the money from the sidewalk payment in lieu of funds is directed. Mr. Malyszka replied that a fund would be established, and the fee would be assessed at the time of permitting. Property owners would have to submit an application detailing why a sidewalk would not be feasible, and then Engineering and Transportation will also look at the application to assess the fee.

VC Hanewicz noted that in the Corridor Residential Traditional (CRT) zoning category, there are townhomes with different design standards. She questioned how the City could establish standards to ensure these townhomes fit in with neighborhoods in CRT. Ms. Abernethy responded that the staff has agreed to add language addressing this issue to the LDR package and that adding some requirements for porches could help break up these façades.

Chair Floyd asked for clarity on the appeal for sidewalk fees. Mr. Malyszka responded that he is the POD with the final say to support the sidewalk payment in lieu. Still, if the applicant does not agree with his decisions, there is an appeal process to go to the Development Review Commission (DRC). Chair Floyd added that he would like to see a compromise with domestic equipment for people who don't have side yards or alley access to store the equipment on their property.

Committee Chair Floyd adjourned the meeting at 10:17 AM.

The following page(s) contain the backup material for Agenda Item: Budget, Finance and Taxation
Committee Meeting Minutes (March 27, 2025)
Please scroll down to view the backup material.



CB-12

City of St. Petersburg
Budget, Finance and Taxation Committee
March 27, 2025 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Copley Gerdes, Committee Vice-Chair Lisset Hanewicz, Council Member Deborah Figgs-Sanders, Council Member Brandi Gabbard, and Council Member Mike Harting (Alternate)

Absent: none

Also Present: Council Member Corey Givens Jr., Assistant City Administrator Tom Greene, Assistant City Attorney Sharon Michnowicz, Chief Financial Officer Erika Langhans, Financial Audit Manager David Goddu, Lauren Strobe (Engagement Partner - Cherry Bekaert), Lawrence Watts (Director of Southeast Defined Benefit Operations – Nyhart), and Deputy City Clerk Paul Traci.

Support Staff: Tricia Terry – City Council Legislative Aide

- 1. Call to Order** – 11:21 AM
- 2. Approval of Agenda** – VC Hanewicz motioned for approval. All voted in favor.
- 3. Approval of March 13, 2025 Minutes** – CM Gabbard motioned for approval. All voted in favor.
- 4. New Business – March 27, 2025**

FY 2024 External Audit Presentation (Annual Comprehensive Financial Reports) – *Erika Langhans, Chief Financial Officer, Lauren Strobe (Engagement Partner - Cherry Bekaert), and Lawrence Watts (Director of Southeast Defined Benefit Operations – Nyhart)*

Erika Langhans introduced Lauren Strobe from Cherry Bekaert, the City's external auditor, and Lawrence Watts from Nyhart, the City's actuarial consultant. Ms. Strobe began by detailing the scope of the external audit, including the significant audit areas, internal controls, and compliance measures.¹

Ms. Strobe explained that the methods utilized for the audit come from general governmental auditing standards, including assessing risks for material misstatement in the City's financial statements, whether due to fraud or error. The audited financial statements include the City's governmental activities, business activities, component units, major funds, and the aggregate remaining fund information. Additionally, the auditor evaluates the City's internal controls for financial reporting to design the most appropriate audit procedures, not to express an opinion on the effectiveness of the City's internal controls.

Ms. Strobe stated that the audit resulted in an unmodified (clean) opinion, confirming that financial statements comply with Generally Accepted Accounting Principles (GAAP). The audit also included compliance reviews for federal and state funding, with a minor control deficiency in the Home Investment Partnerships Program due to missed inspections. No material weaknesses were found, but a significant deficiency was noted related to a data transfer error in the AP automation system, which required a \$1 million adjustment.

Additional reports included government auditing standards, management letters, and an examination of investment policy compliance, all with clean opinions. No inappropriate accounting practices, significant difficulties, or fraud concerns were identified. The audit reviewed key estimates

¹ Florida Statutes and the City Charter require that an annual financial audit be performed by independent certified public accountants.

such as pension liabilities and investment fair values, finding them reasonable. Future reporting changes include GASB 102 (Certain Risk Disclosures), GASB 103 (Financial Reporting Model Improvements), and GASB 104 (Disclosure of Certain Capital Assets).

Council Member Figgs-Sanders asked if discussions have begun about next year's outlook amid this year's major financial changes. Ms. Langhans confirmed that the Finance Department works with our external auditors throughout the year and proactively plan for changes. CM Figgs-Sanders asked if those changes will be reflected in the risk disclosures document. Ms. Langhans indicated that some risk disclosures may include these changes, but no reporting triggers have occurred yet. The Finance Department monitors significant financial changes, and existing processes assess potential reporting needs.

Council Chair Gerdes asked about the significant deficiency. Ms. Langhans stated that it was a technical issue and due to the sensitive nature of IT security, she would have to provide any additional information in a one-on-one meeting.

Lawrence Watts began his actuarial presentation, which focused on the financial health of the City's three pension plans—Firefighters' Retirement System (FRS), Police Officers' Retirement System (PORS), and general Employees' Retirement System (ERS)—along with retiree medical benefits (OPEB). The FRS plan is the strongest, with 110.6% funding, while the PORS and ERS plans have unfunded liabilities of \$67.8 million and \$90.1 million, respectively.² Strong market returns drove lower pension expenses this year, but future contributions may still increase. Discount rate reductions continue to impact liabilities, with the FRS plan being ahead of the curve, the PORS plan adjusting to 7%, and the ERS plan gradually decreasing its rate. A 2% COLA for post-2008 Fire retirees will soon be recognized as a permanent liability, affecting future funding percentages.³

The City's OPEB liability stands at \$195 million, with no pre-funding, making it more volatile due to reliance on municipal bond discount rates.⁴ Though this year's OPEB expense was minimal, long-term funding decisions could impact balance sheet liabilities. The State provides some funding for Fire and Police through a premium tax, which is partially allocated to City contributions. Future presentations will reflect higher pension liabilities due to ongoing adjustments in discount rates and COLA recognition.

Lastly, Mr. Watts reviewed key GASB-required disclosures, highlighting how pension and OPEB liabilities change with different discount rate assumptions. Noted GASB disclosures include GASB 67 (Financial Reporting for Pension Plans), GASB 68 (Accounting and Financial Reporting for Pensions), and GASB 74/75 (Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans). Using the PORS as an example, they noted that lowering the discount rate from 7.25% to 6.25% would increase liabilities by roughly \$78 million, providing insight into future funding impacts.⁵ A similar sensitivity analysis applies to OPEB, where liabilities fluctuate based on both discount rate and medical cost growth assumptions. These disclosures help illustrate potential financial shifts. Mr. Watts indicated further details are available in the appendix for those interested.

Vice-Chair Hanewicz noted factors such as foreign policy concerns, currency risk, and tariffs and how they affect discount rate assumptions. Ms. Langhans indicated that the Finance Department and

² The current plan funding status for PORS is 89% and ERS is 86.2%.

³ Cost-of-Living Adjustment (COLA) is an annual increase in Social Security and Supplemental Security Income (SSI) benefits to keep pace with inflation.

⁴ Last year's total OPEB liability was \$195.8 million. OPEB expenses have increased relative to last year, primarily due to interest rate changes in 2023.

⁵ GASB 67 and GASB 68 require sensitivity disclosures related to discount rates. The +/- 1% range has become common practice in pension disclosures because it provides a clear and useful insight into the impact of interest rate changes on pension liabilities.

the City's actuarial consultant attend many Pension Board meetings, during which investment strategies and discount rates are regularly reviewed and adjusted based on market conditions and expert analysis.

VC Hanewicz asked if the 7% discount rate assumption is an industry standard. Mr. Watts stated that the 7% discount rate is the most common assumption for diversified pension plans in the United States, based on expected asset returns, investment policies, and risk tolerance. He further explained that unlike some international approaches that favor a lower, risk-free rate, GASB allows using expected returns if assets back the obligation, while unfunded liabilities (like OPEB) use a low-risk bond rate. There is downward pressure on discount rates, with large statewide plans averaging around 6.9%, and FRS at 6.7%. Despite current market volatility and high interest rates, the trend remains toward lower discount rates, not higher. Ms. Langhans added that the City could deviate and go more conservative with a lower rate for accounting purposes.

Council Member Givens inquired about the firefighters who joined the Fire Department prior to 1973 who do not receive the 2% COLA annual raise. He was encouraged to review the past City Council discussion for further details.

With no further business, Chair Gerdes adjourned the meeting at 12:04 PM.