

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**July 10, 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: 942 9633 2975#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/94296332975>

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

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

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

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

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

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

D. Awards and Presentations

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

Setting July 24, 2025 as the public hearing date for the following proposed Ordinance(s):

1. Ordinance 138-HL of the City of St. Petersburg, Florida, designating the Ruel B. Gilbert House, located at 1027 38th Avenue North, as a Local Historic Landmark and adding the property to the St. Petersburg Register of Historic Places pursuant to Section 16.30.070, City Code; and providing an effective date. [QUASI-JUDICIAL]

F. Reports

1. Community Development Block Grant Coronavirus – 19/20 Program Year Action Plan Amendment [MOVED TO PUBLIC HEARINGS AS ITEM J-2]

- (a) ~~A resolution approving a substantial amendment to the City's FY 2019/20 Annual Action Plan to award current undesignated Community Development Block Grant Coronavirus (CDBG-CV) Project (81611-17767) funds in the amount of \$3,050.48, to award current undesignated Community Development Block Grant Coronavirus (CDBG-CV3) project (81710-1853) funds in the amount of \$108,154.94, and to award funds from the Community Development Block Grant Coronavirus (CDBG-CV3) Administrative project (18279-01) in the amount of \$17,812.58 to Catholic Charities, Diocese of St. Petersburg, Inc. for CDBG-CV Subrecipients 19/20 Catholic Charities Project (17767-09) and CDBG-CV #3 Subrecipients 19/20 Catholic Charities project (18353-14); authorizing the Mayor or his designee to submit the substantial~~

~~amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of the substantial Amendment; and providing an effective date. [MOVED TO PUBLIC HEARINGS AS ITEM J-2(a)]~~

2. [Community Development Block Grant - 21/22 Program Year Action Plan Amendment \[MOVED TO PUBLIC HEARINGS AS ITEM J-3\]](#)

~~(a) A resolution approving a substantial amendment to the City's FY 2021/22 Annual Action Plan to reallocate Community Development Block Grant (CDBG) funding in the amount of \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501, and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries Fellowship Church Inc CDBG 21/22 project (81815-18559); authorizing the Mayor or his designee to submit the substantial Amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of the substantial Amendment; and providing an effective date. [MOVED TO PUBLIC HEARINGS AS ITEM J-3(a)]~~
3. [A Resolution accepting Addendum No. 1 in an amount not to exceed \\$250,000 to the Guaranteed Maximum Price \(“GMP”\) Proposal No. 2 dated June 8, 2023 submitted by Biltmore Construction Co., Inc. \(“Biltmore”\) for the remaining construction phase services for the President Barack Obama Main Library Renovation Project to increase the owner’s contingency; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated June 2, 2021, as amended, to incorporate Addendum No. 1 to GMP Proposal No. 2 into the agreement; and providing an effective date. \(ECID Project No. 19205-019; Oracle Project No. 16685\)](#)
4. [A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and G2 Design, LLC \(A/E\) dated November 17, 2020, as amended, for A/E to provide additional design services and construction administration services related to the President Barack Obama Main Library Renovation Project in an amount not to exceed \\$75,425, providing that the total contract amount shall not exceed \\$1,320,575; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. \(City Project No. 19205-019; Oracle No. 16685\)](#)
5. [A resolution acknowledging the selection of \(1\) Bayer United Engineering Consultants, LLC, \(2\) Broaddus & Associates, Inc., \(3\) Clearview Land Design, P.L., \(4\) Freese and Nichols, Inc., \(5\) Invision Advisors, LLC, \(6\) Jacobs Project Management Co., and \(7\) Wade Trim, Inc. \(collectively “Firms”\) as the most qualified firms to provide miscellaneous capital improvement project management services; authorizing the Mayor or his designee to execute the City’s standard form Professional Services Agreement with the firms; and providing an effective date.](#)
6. [A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-02-ASD/CFIP\(A\) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY \(A/E\) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \\$103,982.90; providing that the total](#)

Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date.

G. New Business

1. Respectfully requesting a referral to the Youth and Family Services Committee for an Update on the City's Education and Youth Opportunities Programs and Projects. (Chair Gerdes - Staff Request)

H. Council Committee Reports

1. June 12, 2025 Public Services and Infrastructure Committee - Action Item

(a) Respectfully requesting City Council approval of a motion to refer the Discussion on the Clean and Safe Program to the Committee of the Whole.

I. Legal

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

Public Hearings

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

1. Ordinance 611-H, An Ordinance of The City of St. Petersburg, Florida amending the St. Petersburg City Code Land Development Regulations; clarifying uses in the NT-3 District; amending provisions related to development potential, building envelope, including setbacks, and building, and site design in the NT, NTM-1, NS, and NSM districts; amending provisions related to building design in the CRT districts; amending use restrictions in Artist Enclave Overlay districts; amending fence, wall and hedge regulations; amending landscaping and tree protection regulations; amending parking and loading design standards; amending sidewalk regulations to create a payment-in-lieu option, including procedures; amending development standards for accessory dwelling units; amending development standards for accessory structures and ancillary equipment; amending home occupation regulations, including use restrictions; amending provisions related to height measurement; amending provisions related to allowable encroachments and building setbacks; amending procedures related to rehearing requests; amending procedures related to dock permits; creating a new application and review process for reasonable accommodations in zoning requests; providing for new and revised definitions; revising existing graphics and adding new graphics; providing for severability; and providing an effective date. (City File LDR 2024-05)

2. Community Development Block Grant Coronavirus - 19/20 Program Year Action Plan Amendment

(a) A resolution approving a substantial amendment to the City's FY 2019/20 Annual Action Plan to award current undesignated Community Development Block Grant Coronavirus (CDBG-CV) Project (81611-17767) funds in the amount of \$3,050.48, to award current undesignated Community Development Block Grant Coronavirus (CDBG-CV3) project (81710-1853) funds in the amount of \$108,154.94, and to award

funds from the Community Development Block Grant Coronavirus (CDBG-CV3) Administrative project (18279-01) in the amount of \$17,812.58 to Catholic Charities, Diocese of St. Petersburg, Inc. for CDBG-CV Subrecipients 19/20 Catholic Charities Project (17767-09) and CDBG-CV #3 Subrecipients 19/20 Catholic Charities project (18353-14); authorizing the Mayor or his designee to submit the substantial amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of the substantial Amendment; and providing an effective date.

3. Community Development Block Grant - 21/22 Program Year Action Plan Amendment

(a) A resolution approving a substantial amendment to the City's FY 2021/22 Annual Action Plan to reallocate Community Development Block Grant (CDBG) funding in the amount of \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501, and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries Fellowship Church Inc CDBG 21/22 project (81815-18559); authorizing the Mayor or his designee to submit the substantial Amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of the substantial Amendment; and providing an effective date.

K. Open Forum

L. Adjournment

**Consent Agenda A
July 10, 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 five-year blanket purchase agreement for a digital forensic software license subscription with Cellebrite Inc., for the Police Department, for a total contract amount of \$778,848.62.

(City Development)

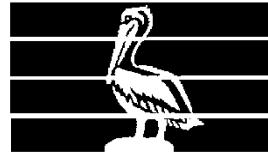
(Community Enrichment)

(Public Works)

2. A Resolution approving the Second Amendment to the Construction Contract between the City of St. Petersburg, Florida and Ajax Paving Industries of Florida, Inc. dated November 2, 2023, as amended, to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Citywide Street Milling and Resurfacing FY23 Project; providing that the total contract amount shall not exceed \$5,576,589.90; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 23003-130; Oracle Nos. 17986, 18584, 18590, 19152, 19194, 19196, 19841 and 19846)

(Appointments)

(Miscellaneous)



Consent Agenda B
July 10, 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. Accepting a bid from Metals Treatment Technologies, LLC. for indoor firearms range maintenance services for the Police Department, in the amount of \$102,493.50.
2. Approving an increase in allocation for quality health care and wellness services to City employees and eligible retirees and dependents with OHI West Medical Group, LLC, for the Human Resources Department, in the amount of \$275,000.

(City Development)

3. Authorizing the Mayor, or his designee, to execute a license agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property located within the Mirror Lake Recreation Complex located at 540 Fourth Avenue North, St. Petersburg, Florida, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term, subject to certain conditions; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.
4. Authorizing the Mayor, or his designee, to execute a license agreement with Arts Center Association, Inc. dba Morean Arts Center, a Florida not-for-profit corporation, to allow for maintenance of up to ten (10) fence panels for displaying artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida, for a period of five (5) years, at an aggregate fee of \$250.00 for the entire term, subject to certain conditions.
5. Approving a transfer in the amount of \$48,000 from the balance of the General Fund Contingency (0001) to the Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809) for the Buffered Bike Lane Enhancement Pilot Project (Oracle TBD); and providing an effective date.

(Community Enrichment)

(Public Works)

6. A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") dated October 5, 2023, as amended, for A/E to provide a comprehensive master plan and opinion of probable cost for the Fire Training Facility Project in an amount not to exceed \$71,795; providing that the total contract amount shall not exceed \$238,450; authorizing

the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

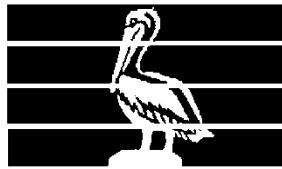
7. A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-02 ASD/CFIP(A) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY (A/E) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90; providing that the total Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date. [MOVED TO REPORTS AS ITEM F-6]
8. A resolution approving a subrecipient agreement with the University of South Florida St. Petersburg (USF) for the City to provide funding to USF in an amount not to exceed \$336,860 as a pass through of Grant funds from the U.S. Department of Agriculture (USDA) for GreenCycle Composting Project activities; authorizing the Mayor or his designee to execute the subrecipient agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

(Appointments)

(Miscellaneous)

9. Housing, Land Use and Transportation Committee Meeting Minutes (May 8, 2025)
10. Public Services and Infrastructure Committee Meeting Minutes (May 8, 2025)
11. Budget, Finance, and Taxation Committee Meeting Minutes (May 29, 2025)

MEETING



AGENDA

CITY OF ST. PETERSBURG

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

Health, Energy, Resiliency & Sustainability Committee

Thursday, July 17, 2025, 9:00 a.m., Conference Room 100

Legislative Affairs & Intergovernmental Relations Committee

Thursday, July 17, 2025, 10:45 a.m., Conference Room 100

City Council Meeting

Thursday, July 17, 2025, 1:30 p.m., City Council Chamber

CITY OF ST. PETERSBURG
Board and Commission Vacancies



PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

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

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

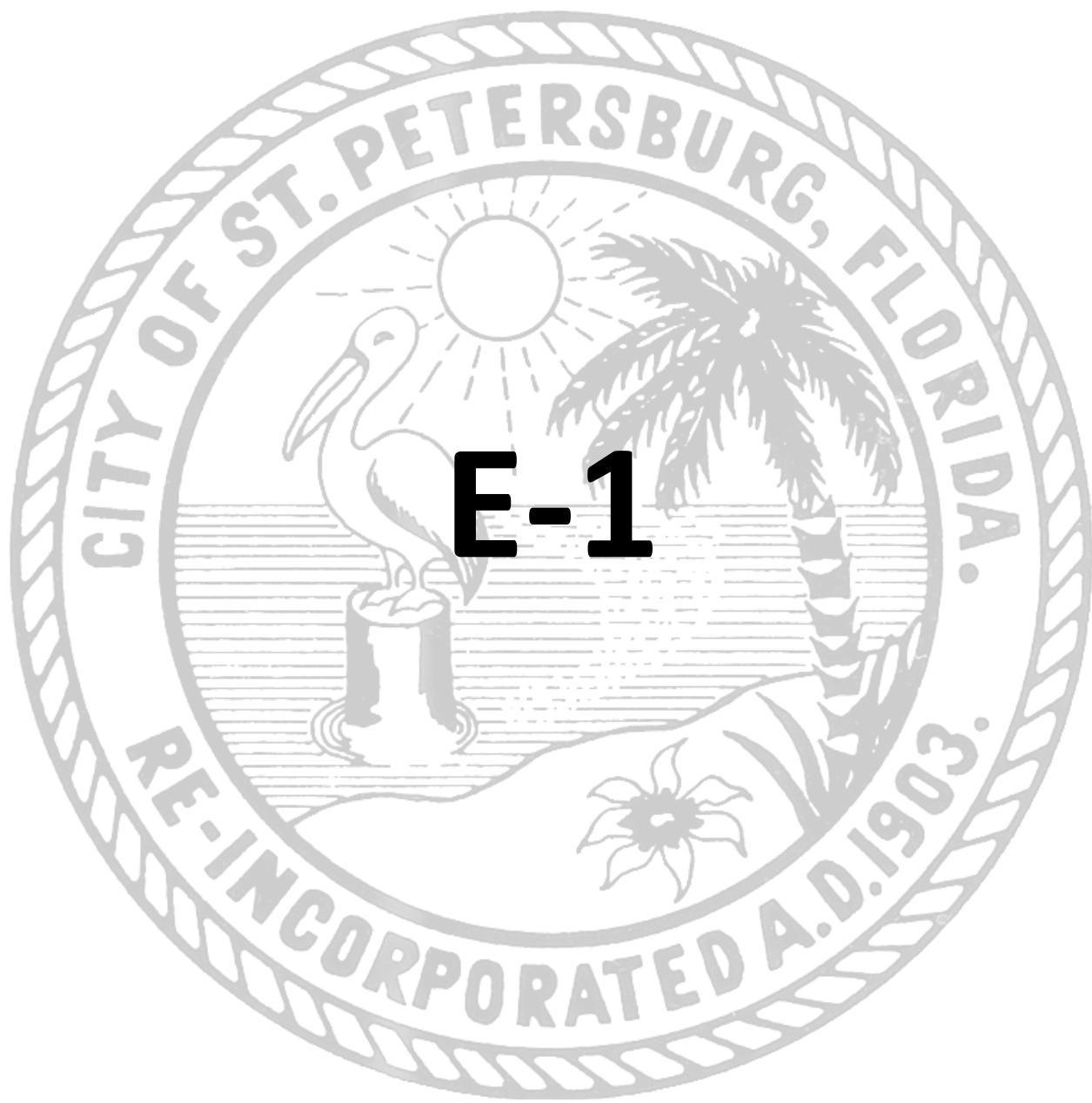
- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

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

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

The following page(s) contain the backup material for Agenda Item: Ordinance 138-HL of the City of St. Petersburg, Florida, designating the Ruel B. Gilbert House, located at 1027 38th Avenue North, as a Local Historic Landmark and adding the property to the St. Petersburg Register of Historic Places pursuant to Section 16.30.070, City Code; and providing an effective date. [QUASI-JUDICIAL]

Please scroll down to view the backup material.



E-1



ST. PETERSBURG CITY COUNCIL

Meeting of July 10, 2025

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

SUBJECT: Owner-initiated landmark designation for the Ruel B. Gilbert House, located at 1027 38th Avenue North. (City File 25-90300002)

REQUEST: Ordinance 138-HL, an Ordinance of the City of St. Petersburg, Florida, designating the Ruel B. Gilbert House, located at 1027 38th Avenue North, as a local historic landmark and adding the property to the St. Petersburg Register of Historic Places pursuant to section 16.30.070, City Code; and providing an effective date. (City File 25-90300002). [QUASI-JUDICIAL]

BACKGROUND: An analysis of the request is provided in the attached CPPC staff report.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On June 10, 2025, the Community Planning and Preservation Commission (CPPC) conducted a public hearing and voted 7-to-0 recommending approval of the application as submitted. The draft meeting minutes are attached.

Recommended City Council Action:

- 1) CONDUCT the first reading of the attached proposed ordinance; and
- 2) SET the second reading and quasi-judicial public hearing for July 24, 2025.

Attachments: Ordinance 138-HL, staff report to the CPPC with the designation application included, draft CPPC minutes.

ORDINANCE NO. 138-HL

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE RUEL B. GILBERT HOUSE, LOCATED AT 1027 38TH AVENUE NORTH, AS A LOCAL HISTORIC LANDMARK AND ADDING THE PROPERTY TO THE ST. PETERSBURG REGISTER OF HISTORIC PLACES PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Ruel B. Gilbert House meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the Ruel B. Gilbert House meets the following criteria:

- D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.
- E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

SECTION 2. The City Council finds that the Ruel B. Gilbert House meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

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

SECTION 3. The Ruel B. Gilbert House, located upon the following described property, is hereby designated as a local landmark, and shall be added to the St. Petersburg Register of Historic Places, a list of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Designation Boundary

ALLENDALE TERRACE BLK C, LOT 26 & W 1/2 OF LOT 25, LESS S 6FT FOR RD R/W
PER O.R. 4095/431-441

SECTION 4. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement comprehensive plan amendments and land development

regulation amendments initiated by an application by a private party other than the City, therefore, a business impact estimate was not required and was not prepared for this ordinance.

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

Approved as to Form and Substance:

 for Heather Judd	6/26/2025
City Attorney (or Designee)	Date
 for Derek Kilborn	6/27/2025
Planning and Development Services Department	Date



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

STAFF REPORT

Community Planning and Preservation Commission Request for Listing in the St. Petersburg Register of Historic Places

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, June 10, 2025, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at <https://www.stpete.org/tv>.

According to Planning and Development Services Department records, no Community Planning & Preservation 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 within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.



Case Number:	25-90300002
Landmark Name:	Ruel B. Gilbert House
Street Address:	1027 38 th Avenue North
Parcel ID Number:	01-31-16-00558-003-0260
Legal Description:	ALLENDALE TERRACE BLK C, LOT 26 & W 1/2 OF LOT 25, LESS S 6FT FOR RD R/W PER O.R. 4095/431-441
Owners:	John and Gail Becker
Request:	Owner-initiated designation of the Gilbert House as a Local Historic Landmark in the St. Petersburg Register of Historic Places.

Summary: Ruel B. Gilbert House

Date of Construction:	1925
Period of Significance:	1925-1975
Architectural Style:	Mediterranean Revival, Mission Revival
Builder:	Cade Allen
Criteria for Landmark Eligibility:	D, E and F
Areas of Significance:	Community Planning and Development, Architecture, and Association
Retention of Historic Integrity:	Location, Design, Setting, Materials, Workmanship, Feeling, and Association

OVERVIEW AND BACKGROUND

The building permit for the house and attached garage at 1027 38th Ave N ("the subject property") was issued in October 1925.¹ The masonry hollow clay tile structure and attached single-story garage were constructed in a mix of styles including Mediterranean Revival and Mission Revival, which were popular at that time. The house was designed and built by Cade Allen.²

The designation application was accompanied by a narrative regarding early owners, the builder, and the uniqueness of the structure. Staff has determined that the subject property is eligible for listing in the St. Petersburg Register of Historic Places. The applicant proposes listing under criteria D, E, and F. Staff agrees with the proposed listing criteria. The areas of significance are community planning and development, architecture and association.

ARCHITECTURAL DESCRIPTION



The Gilbert House, facing northwest

configurations. Those at the ground level have a raised spiral stucco pattern creating a trim with rounded

The subject property is a single and two-story single-family house with an almost square footprint. Its roof structure is flat-roofed with parapets. The most distinguishable feature of the Gilbert House, like many of Cade Allen's designs, is the distinct appearance of its exterior treatment. In the subject property's case, this exterior is stucco with a dappled, rough texture with a raised spiral treatment at wall ends and fenestrations. There are decorative leaves and bird designs on the front and side elevations, as well as a medallion above the front door.

The windows are non-original sash window, with six-over-six light

¹ 1027 38th Ave N Property Card, City of St. Petersburg.

² Ibid.

arches above each opening. The windows are placed alone or assembled into paired or tripartite configurations and vary somewhat in size. All feature decorative stucco ornamentation in a braided pattern.

The front entrance, a single-action wooden door with a fanlight, is embedded into the main massing of the house. The entryway design has an archway surrounded by a pair of twisted columns. Above the arched entryway is a two-story massing with a curved coping at the top, creating a decorative faux-bell tower.

A large stucco chimney extends from the western elevation with a tapered shape and a triangular, elaborate chimney top. Similar to the rest of the house, the chimney has the raised spiral stucco detail at each wall end. The southeastern corner of the façade (south elevation) has a small, flat-roofed one-story sunroom/porch with a low parapet. Cylindrical clay-tile pipes are evenly spaced above the windows of this sunroom, serving as drainage for the flat roof. A straight driveway stretches from 38th Avenue North to the garage at the south elevation, which is another one-story flat-roofed projection of the building's two-story core.

Although interiors are not reviewed as part of local landmark designation, it is worth noting the high degree of integrity that has been maintained at the subject property, including many original finishes.

Alterations

The subject property retains remarkable historic integrity, however, all buildings evolve somewhat over time. The subject property still did not have central air conditioning at the time of landmark designation submittal, although the current owners are in the process of installing central air conditioning. A front facing side porch and a small rear porch have been enclosed at some point, and all the windows on the house have been replaced. The original windows were also six-over-six double hung wood windows, based on prior surveys.

For the landscape, there is a large shuffleboard court in the backyard, though it is of an unknown date. The landscape has also been altered, through the addition of concrete in the middle of the ribbon driveway. The subject property is able to convey its historic significance despite these minor changes.



Detail of entryway.



Rear porch area that has been enclosed.

HISTORIC CONTEXT

The following historical context was prepared by staff Historic Preservationist Kimberly Hinder as supporting documentation for the designation of the Cade Allen Residence (HPC Case No. 14-90300001) as a local historic landmark in 2014.

St. Petersburg originated with the purchase of land by John C. Williams in 1876 and the arrival of the Orange Belt Railroad in 1888. Orange Belt owner, Peter Demens, built the narrow gauge railroad to connect to land situated on the eastern edge of the Pinellas peninsula owned by John C. Williams. The first train arrived in June 1888 to a settlement with little more than a store and a few residences. Demens and Williams collaborated in their plans to build a new community around the terminus of the railroad, complete with a park, depot, and hotel. In exchange for naming the city after Demens' birthplace, St. Petersburg, Russia, the hotel was named after Williams' hometown, Detroit, Michigan. Prepared by Engineer A.L. Hunt and Draftsman G.A. Miller in August 1888, the Map of the Town of St. Petersburg was officially filed in April 1889 and revised in October 1889.³



St. Petersburg waterfront, postcard, ca. 1900.

Utilizing Dr. Van Bibber's endorsement of the Pinellas peninsula as the perfect location for a "Health City" at the 1885 annual convention of the American Medical Association, efforts to promote settlement gained momentum. The Orange Belt Railway offered seaside excursions to St. Petersburg in 1889. These excursions were one of the first concentrated efforts by the community and the development company to attract tourists.⁴

Residents and developers seized the opportunity for publicity. Frank Davis, a prominent publisher from Philadelphia who arrived in Florida to alleviate his own health problems, utilized Van Bibber's endorsement to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including *St. Petersburg Times* editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, tirelessly promoted the community during the late 1800s and early 1900s.⁵ By 1890, the population grew from less than 50 prior to the arrival of the railroad to 273 residents with two hotels, two ice plants, two churches, a school, a pier, and a sawmill to serve the community. Following the incorporation of the city in 1892, utility services, including telephone, electric service, and public water, were introduced in the community. A severe freeze which destroyed the citrus groves throughout north and central Florida during the winter of 1894-95 prompted many farmers to relocate to coastal areas, such as St. Petersburg, which did not experience a freeze as severe. Although the economy remained largely dependent on commercial

³ Raymond Arsenault, *St. Petersburg and the Florida Dream 1888-1950* (Gainesville, FL: University Press of Florida, 1996), 64, 81-81; Karl H. Griser, *The Story of St. Petersburg and the History of the Lower Pinellas Peninsula and the Sunshine City* (St. Petersburg, FL: P.K. Smith & Company, 1948), 68,74,271-272; Pinellas County Clerk of Circuit Court, *Revised Map of St. Petersburg, Plat Book H1, 1890*, 27, 49.

⁴ Arsenault, *Florida Dream*, 62; Grismer, *The Story of St. Petersburg*, 70, 97, 111.

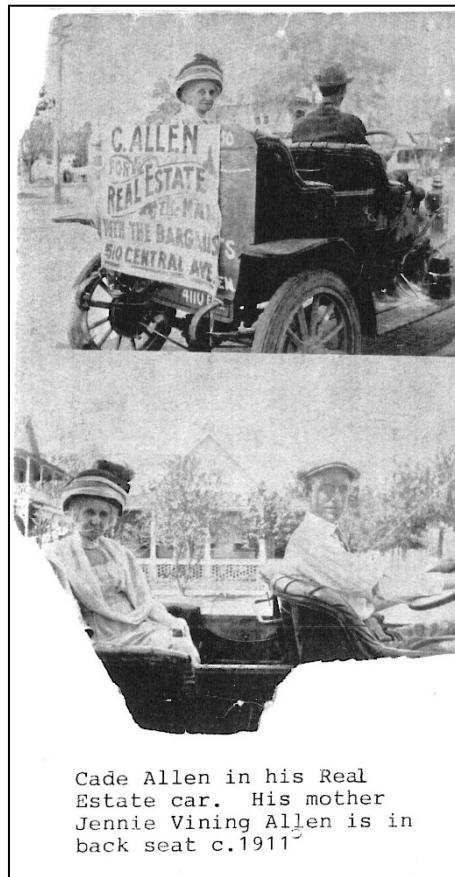
⁵ Arsenault, *Florida Dream*, 82-85.

fishing, tourism from winter visitors quickly grew in importance. During the early 1900s, the creation of St. Petersburg's waterfront park system, the incorporation of a trolley system, and the construction of the Electric Pier drew additional tourists and new residents to the area.⁶

Largely through the efforts of city boosters to attract businesses and residents, developers such as C. Perry Snell, H. Walter Fuller, Noel Mitchell, Charles Hall, and Charles Roser, triggered the city's first real estate land boom from 1909 to the start of World War I.⁷ Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913. Many of these tourists continued to winter in the city with some even relocating to St. Petersburg.⁸

Cade Allen came to St. Petersburg during the city's first boom in 1911, later citing the promotional literature touting Dr. Van Bibber's paper and the health benefits of the Pinellas peninsula as the enticement for relocation. A native of Lownanville, New York, Allen's father passed away just after he completed the eighth grade, prompting him to go to work to help support the family. He became a brick mason, transitioning into building construction, and eventually real estate. He acquired land with high quality clay for brick manufacturing, selling the land to his brother-in-law, who developed the Binghamton Brick Yard in Binghamton, New York. With the proceeds, Allen and his mother, Jennie Vining Allen, came to St. Petersburg in 1911. Allen quickly established a real estate business utilizing penny postcards to advertise the business. Cade Allen, "The Man with the Bargains," opened an office at 510 Central Avenue, where the Plaza Theater would soon be built. He was one of many new agents in the growing city. In 1912, real estate agents met at the Ridgely Real Estate Company office to form the St. Petersburg Board of Realtors. By 1914, approximately 83 real estate companies operated in the city, capitalizing on the doubling of the local population during the winter season. These winter residents even formed tourist societies organized by state or region of origin which acted as booster clubs in their native states.⁹

In 1912, Allen married his longtime Binghamton sweetheart, Eva Bennett, and brought her, along with his sister and brother-in-law, Floyd Riggs, to St. Petersburg. Allen continued his real estate business with his brother-in-law, opening an office at 73 7th Avenue North. In 1913, Allen built his first house in St. Petersburg for his family at present-day 145 7th Avenue Northeast, where he lived until 1916. In that year, he started purchasing land in Snell & Hamlett's Crescent Lake Subdivision. One of the lots included the house at 1492 4th Street North, which he remodeled and moved into with his family.¹⁰



Cade Allen in his Real Estate car. His mother Jennie Vining Allen is in back seat c.1911

Postcard, courtesy of Burton Allen.

⁶ Arsenault, *Florida Dream*, 52-64, 81-82, 87-89.

⁷ Arsenault, *Florida Dream*, 136.

⁸ Arsenault, *Florida Dream*, 37, 144-145.

⁹ Allen, *A Life Remembered*, 1-12; "Real Estate Men to Organize," *St. Petersburg Evening Independent*, June 8, 1912; Arsenault, *Florida Dream*, 143-146.

¹⁰ Allen, *A Life Remembered*, 12-30.

The Crescent Lake Subdivision was one of the developments spearheaded by C. Perry Snell. Snell, who had arrived in St. Petersburg in 1904, proceeded to develop St. Petersburg's earliest subdivisions including Bay Shore, North Shore, Lake Side, and Crescent Lake in conjunction with various partners. J.C. Hamlett, with whom he formed Snell and Hamlett Real Estate Company, purchased Crescent Lake, the land immediately surrounding it, and the area to the east of the lake in 1910. The land was transferred into the holdings of the company and subdivided into the Crescent Lake Addition. The new subdivision, filed in 1911, extended from 12th Avenue to 22nd Avenue North and from 4th Street to 7th Street North and included the area which would become Crescent Lake Park.¹¹

In spite of a number of successful projects, the increasingly risky ventures and business interests in other cities led Hamlett to dissolve the partnership in 1916 and transfer his interests to Snell over the following three years. Cade Allen assembled a section of this land roughly located between 13th and 17th Avenues and 4th and 5th Streets North. While still operating his real estate office, the decline in the market due to the onset of World War I led Allen to open a truck farm and dairy on his newly acquired land east of Crescent Lake.¹²

The City's administration started to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. Lang was elected after he arranged to bring the Philadelphia Phillies to the city for spring training. Under his leadership, the City publicly encouraged tourism and made efforts to improve the physical appearance of the city mandating that all of the benches in the city be painted green.¹³ Although the land boom collapsed during World War I, the development created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127 in 1910 to 14,237 in 1920.¹⁴

Although World War I limited tourism, St. Petersburg quickly rebounded following the war with the winter season of 1918-1919 more profitable than before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, the hotels and boarding houses were filled to capacity during the season.¹⁵

The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers as well as a new type of vacationer known as "tin-can tourists." This type of vacationer typically came by car and generally favored campgrounds to hotels. The city's shortage of hotel rooms led to the 1920 creation of Tent City, a municipal campground for the "tin-can tourists." This new type of tourist threatened the city's established hotel industry and was not the class of visitor the leaders of the city were interested in attracting.¹⁶ With only five hotels providing fewer than 500 hotel rooms at the start of the boom, city leaders were encouraged by the construction of mid-sized hotels, such as the Alexander Hotel, the Mari-Jean, and the Hotel Cordova, and several large hotels, including the Princess Martha, Pennsylvania Hotel, and Vinoy Park Hotel, during the boom.¹⁷

The lack of hotel space and the booming economy during the late 1910s and early 1920s prompted the conversion of a number of private residences immediately north of downtown into boarding houses, apartment buildings, or small hotels. Many owners in this once residential neighborhood north of downtown recognized the inevitable growth of the central business district and built new houses farther north of

¹¹ Judy Lowe Wells, *C. Perry Snell: His Place in St. Petersburg, Florida History* (St. Petersburg, FL: privately printed by author, 2006), 40-41, 47, 58-60; Arsenault, *Florida Dream*, 137.

¹² Wells, *C. Perry Snell*, 40-41, 47, 58-60; Allen, *A Life Remembered*, 30.

¹³ Arsenault, *Florida Dream*, 143-146.

¹⁴ Arsenault, *Florida Dream*, 124, 190.

¹⁵ Arsenault, *Florida Dream*, 186-189.

¹⁶ Arsenault, *Florida Dream*, 186-189.

¹⁷ Arsenault, *Florida Dream*, 201.

downtown in the newly opened residential sections now known as the Old Northeast, Round Lake, Uptown, Euclid/St. Paul, and Crescent Lake neighborhoods.¹⁸

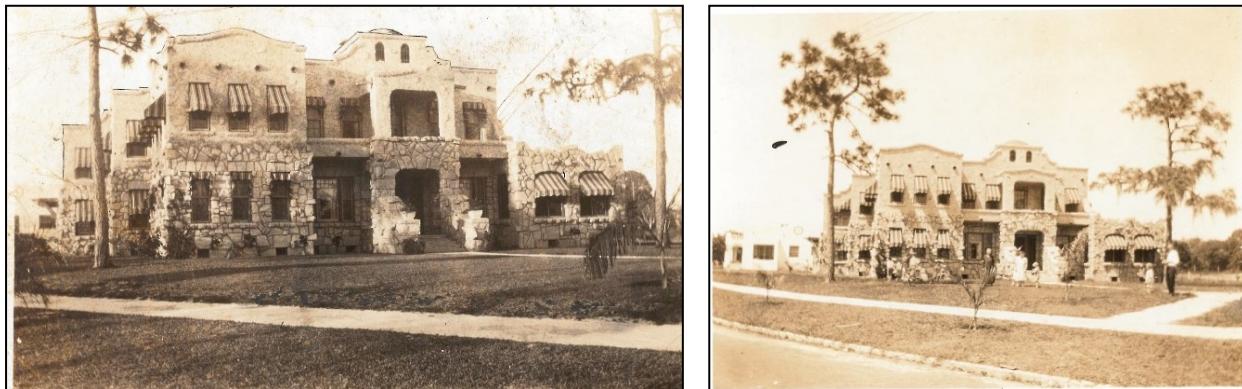
In 1919, Snell, who was a strong supporter of a public park system, convinced the City to purchase Crescent Lake and the surrounding 26 acres for a public park. Although the \$30,000 would be paid in installments through 1928, the City started improvements to the park immediately including clearing brush around the lake, improving drainage, creating a municipal nursery, and installing a baseball field in 1925. Initially known as the Crescent Lake Baseball Park, the field was renamed the Huggins-Stengel Field and served as the training facility for the New York Yankees from 1925 through 1961. The new homes in the subdivision and park amenities drew residents to the Crescent Lake area during the boom. The opening of the Gandy Bridge to Tampa in 1924 further encouraged widespread development and construction extending north of downtown to the bridge.¹⁹



Boulevard and remodeled it (which now has an address of 3650 Foster Hill Drive).²⁰

Allen and Smith retained engineer George F. Young to survey the land and, in 1923, filed the plat for Allendale Terrace. Extending from present-day 34th to 38th Avenues North and 7th Street to Haines Road, the subdivision incorporated a five-acre public park and soon featured brick streets, granite curbs, and hexagon block sidewalks. Soon after, Allen bought Smith's interest in the subdivision, and moved his real estate office to 3649 Haines Road. In 1924, a new plat, Blocks 7-13 of Allendale Terrace Subdivision, was filed for the area north of the original plat extending from 7th Street to Euclid Blvd. and from 38th to 42nd Avenues North. Two years later, in 1926, the final plat, designated as the Northwest Quarter of Allendale Terrace, was filed covering the area from Euclid Boulevard to Haines Road and from 38th to 42nd Avenues North. Like the first plat, the two later plats were drawn by the office of George F. Young, Civil and Landscape Engineers. Deed restrictions limited development to one residence, to cost no less than \$10,000, and be constructed in the "Spanish, Grecian, Moorish, Mission, Italian, Colonial or English types of architecture." Houses had to be built of masonry with at least one room on the second floor or a high ceiling to give the appearance of a second story. As owner of the subdivision, he made all new construction subject to his review and approval of building plans. Apartment buildings and stores were prohibited.²¹

The first new home built in the neighborhood was located at 3410 Euclid Boulevard North. Constructed of coquina rock quarried on Florida's east coast, the house was an unusual Mediterranean Revival style built of stone, tile, and stucco, a mixture which would characterize most of Allen's future construction. Across Euclid Boulevard, Allen completed a new house for his family which was located at 3405 Euclid Boulevard North, but the family lived in it for only about a year.²²



3600 Euclid Boulevard North (now 3601 Foster Hill Drive North), 1926. Courtesy of Burton Allen.

In 1924, Allen initiated construction on another new house for his family located at 3600 Euclid Boulevard North, which is the subject property (now with the address of 3601 Foster Hill Drive). It was the third of six Allendale homes that the Allen family eventually occupied. When constructed, it had six or seven rooms on the first floor and four bedrooms and three baths on the second floor with an attached garage. Living quarters above the garage housed Mr. and Mrs. Warren Hodges and their son, who worked for the Allens. Warren Hodges wrote his name with the date of February 14, 1925 in the concrete driveway, possibly the date that the house was substantially completed. During this period, Cade and Eva Allen, along with five other residents, met in the Allen home and established the Allendale Methodist Episcopal Church. The eighth, and final, child of Cade and Eva Allen was born in the house in November 1926. According to the Allen family, the projecting granite stones at the corners of the house made for an afternoon of fun

²⁰ Allen, *A Life Remembered*, 30, 38-39; Sanborn Map Company, Sanborn Fire Insurance Map, 1918.

²¹ Allen, *A Life Remembered*, 38; PCCC, *Revised Map*, Plat Book 4 - Page 66, Plat Book 7 – Page 18.

²² Allen, *A Life Remembered*, 38-41.

“mountain climbing” to the second-floor porch and roof. This ever-present danger to her children prompted Eva Allen to want to relocate. So Cade Allen built another new house at 944 39th Avenue North for his family in 1928, where they lived until 1947. During the 1920s, Allen had built 22 homes as well as the Allendale Methodist Episcopal Church.²³

A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes which damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931.²⁴

TOMORROW at 2 P.M.

The Showplace of St. Petersburg—at Auction

—No. 3600 Euclid Boulevard—Completely Furnished—

The Home

A magnificent architectural creation of imported Carolina Gray Granite of the most substantial construction—It has an adequate and marvelously convenient floorplan. There are four bedrooms, three baths, a large living room, dining room, sun parlor, sun porch, kitchen, owner's den or office, playroom or sewing room, servants' apartment with bath, double drive-through garage—It must be seen to be appreciated.

The Furniture

Harmonious in every detail and of the finest quality—the furnishings blend with the beautiful architecture of this rare home—and complete a perfect ensemble. Products of the best known furniture manufacturers combine with rare Oriental floor coverings and handsome draperies to produce the effect you would expect in a handsomely appointed residence such as this.

Your Price Is Ours

The Famous Graystone Mansion in Allendale



The Location

High on the Heights of Allendale in an environment both exclusively fashionable and healthful—the Graystone Mansion enjoys a situation on one of the City's Finest Boulevards unmatched for desirability anywhere. A wide sweep of Euclid Boulevard (No. 39th Street North) provides its frontage with granite drive and Forty Hill Drive (No. 39th Avenue North) is also included. Every city improvement is installed and paid for.

The Terms

Terms of unusual leniency and convenience are authorized at this Unprecedented Auction Sale. Only one third of the purchase price will be required in cash while the remainder will be financed under very liberal arrangements. The successful bidder will be required to make a deposit of ten per cent of the purchase price at the sale. Further details will be announced.

Your Big Opportunity

**See This Gorgeous Home—Open For Inspection Today Until 5 P.M.
and Tomorrow Until the Sale Hour.**

**With C. Buck Turner Co.
147 Central Avenue
Phones—5115-5116**

MCLEAN-RECTOR & SCOTT
LEADING AUCTIONEERS
ST. PETERSBURG FLA. — KNOXVILLE TENN.

**Absolute Sale
By Order of
The Owners**

Advertisement. *St. Petersburg Times*, February 11, 1929.

In January 1928, real estate salesmen and auctioneers McLean-Rector & Scott advertised 3600 Euclid Boulevard North as the “Palatial Graystone Mansion” offering the “Ultimate in Residential Perfection.”²⁵ The agents reported that several thousand visited during a week-long open house in which the home was presented as a “model of modern building construction and furnishing.”²⁶ With the decline in the real estate market, the house was still on the market the following year but was briefly occupied by auctioneer Victor McLean of McLean-Rector & Scott. The house finally sold at auction in February 1929. Attorney and future judge Mervin Hilton lived in the home in 1930 and 1931.²⁷

By 1932, William Halls, Jr. and his wife, Hattie, owned the residence. The New York banker had bought a winter residence at 1028 14th Avenue North in 1927. In 1933 and 1934, their local attorney, Walter Wilson,

²³ Allen, *A Life Remembered*, 41-46.

²⁴ Arsenault, *Florida Dream*, 253-255.

²⁵ “Our Public Reception,” *St. Petersburg Evening Independent*, January 17, 1928.

²⁶ “Thousands visit model residence,” *St. Petersburg Times*, January 19, 1928.

²⁷ “Mervin B. Hilton,” *St. Petersburg Times*, April 3, 1940.

rented 3600 9th Street North. After William Halls died in 1933, it appears that his widow Hattie Halls owned the house and may have periodically lived in the house or rented it to widow Edith Byron from 1937 through 1945. The house was advertised for sale in 1945.²⁸

Federal relief projects helped revive the local economy by the mid-1930s. Local projects included the construction of Bay Pines Veterans' Hospital, an addition to Albert Whitted Airport, Bartlett Park, an addition to Mound Park City Hospital, a beach water system, a new city hall, the construction of the U.S. Coast Guard Air Station near Bayboro Harbor, the North Shore sewer system, a National Guard armory, and a new campus for the St. Petersburg Junior College. By providing these kinds of projects throughout the nation, the New Deal agencies brought partial economic recovery to residents of St. Petersburg as well as other cities. With an improved financial outlook, tourists returned to St. Petersburg during the late-1930s.²⁹

During the 1930s, Cade Allen continued to live in and develop the Allendale neighborhood. Unlike many developers who went bust in the decline of the real estate market and Great Depression, Cade Allen managed his development well, installing streets and improvements without encumbering the land. As a result, he retained ownership of the parcels, sold a few, and continued to build during the 1930s even though money was tight.³⁰ Between 1930 and 1932, Allen completed seven and sold eight homes in Allendale Terrace. At the height of the Depression, however, he only completed and sold two homes from 1932 to 1936. As construction resumed between 1937 and 1940, he built 16 homes.³¹

Due to a doctrinal disagreement, Allen left Allendale Methodist Episcopal Church and joined Central Presbyterian Church, where he built the new Sunday school classrooms in 1938. As his sons finished school, they also joined the business, and the company became Cade B. Allen & Sons, Designers and Builders. With the onset of World War II, all five of Cade Allen's sons joined the military. Due to gasoline rationing and limited building materials, little new construction occurred during the war, but Cade Allen managed to keep his real estate office open.³²

Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed St. Petersburg's tourism based economy. Most of the city's hotels and boarding houses remained empty during the winter of 1941-42. Realizing that the empty rooms could be an asset as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the city during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow, and eventually leased four of the downtown hotels abandoned by the Army Air Corps. Other bases and support facilities throughout the area brought thousands of soldiers to central Florida and the St. Petersburg area.³³

The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. Among those returning, the Allen sons rejoined Cade B. Allen & Sons, which now offered "A Complete Home Building Service."³⁴ The Great Depression and governmental restrictions during the war led to a housing

²⁸ "Home in City Sold for Cash," *St. Petersburg Times*, May 15, 1927.

²⁹ Arsenault, *Florida Dreams*, 257-260.

³⁰ Fuller, 203; Miller, "Houses, Family Built on Solid Foundation," *St. Petersburg Times*, March 4, 1991.

³¹ Allen, *Homes*, 16.

³² Allen, *A Life Remembered*, 48-52.

³³ Arsenault, *Florida Dreams*, 298-301.

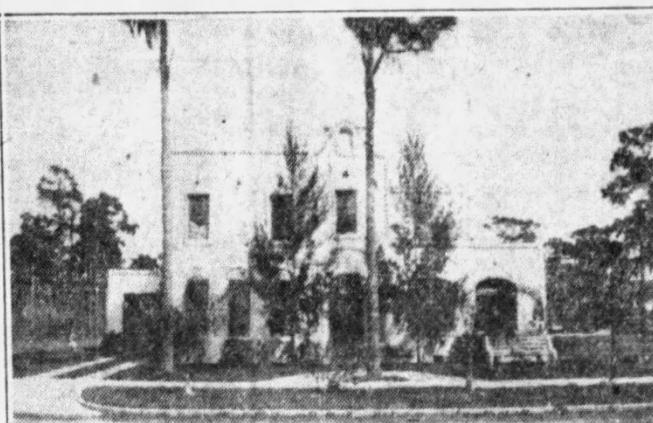
³⁴ Allen, *A Life Remembered*, 53.

shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting the construction of new homes. In 1957, Cade Allen retired and passed the family business over to his sons. He died in 1959.

Throughout the 1950s and 1960s in St. Petersburg, new houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and the Great Depression. As development spread westward, the introduction of shopping centers, including Central Plaza and Tyrone Gardens Shopping Center, and motels along the west coast drew new residents and tourists away from downtown St. Petersburg.³⁵ During the 1960s, downtown and the neighborhoods surrounding the city core entered a period of decline and abandonment. Many of the buildings associated with the early history of the community slowly deteriorated until reinvestment and preservation revived the area during the 1990s.

Subject Property Background

The house at 1027 38th Avenue North was constructed by Cade Allen beginning in October of 1925 and purchased by Ruel B. Gilbert in April 1932. Originally from Tennessee, Ruel Bernhart Gilbert, born in 1875, is credited as being one of the originators of the J.C. Penney Co. store. He managed a J.C. Penney store in Ardmore, Oklahoma for 11 years, and moved to St. Petersburg with his wife Kathleen after his retirement.³⁶



AN ALLENDALE HOME

1027 - 38TH AVENUE NORTH

This beautiful home is complete in every detail. Has all oak or tile floors; monastary front door; huge, high, paneled ceiling living room with Tiffany finish walls; raised dining room and music room; sun parlor with tile floor and casement windows; large kitchen with pantry and extra toilet; beautiful overstuffed living room furniture; massive solid black walnut dining room suite; both gas and electric ranges, etc. Upstairs—huge master bedroom with twin bedroom suite and private full tile bath; two other large bedrooms well appointed and another beautiful full tile bath. An unusually large and attractive home being sacrificed far below anything in this exclusive section.

OPEN FOR INSPECTION
10 A. M. TO 5 P. M. SUNDAY

Solidly Constructed of Hollow Tile and Stucco

By C. B. ALLEN
Builder & Developer

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ARCOLA
HOT WATER HEAT

• •

FURNISHED
Lavishly & Completely
Equipped for
Immediate Occupancy

• •

Northern Owner
Must Raise Cash

Price \$15,750

COMPLETE

• •

ALL BROKERS
PROTECTED

Advertisement. *St. Petersburg Times*, March 22, 1931.

³⁵ Arsenault, *Florida Dreams*, 307-313.

³⁶ "R. B. Gilbert, Philanthropist, Dies at 85," *St. Petersburg Times*, July 23, 1960.

Ruel Gilbert was an avid philanthropist, who donated to many organizations in the Tampa area, including many Methodist churches and schools, Florida Southern College, and Goodwill. His wife, Kathleen, was involved with many cultural and service organizations and continued her husband's philanthropy efforts after his passing in 1960.³⁷

Kathleen Gilbert later married Leroy E. Macomber. They continued to live in the subject property, until Kathleen's death in 1983. The property was listed for sale in 1985. Very little alterations were done to the property based on permit records. Leroy E. Macomber installed a shed, and at some point, the side porch was enclosed with windows. These later alterations are non-contributing to the property's historic significance, but do not detract from the historic design.

STAFF FINDINGS

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

There are three structures on site; the primary house and attached garage and two sheds installed more recently. Minimal changes have occurred to the primary structure over the years, mainly consisting of the enclosure of the side porch facing 38th Ave N at an unknown date.

Historic Significance and Satisfaction of Eligibility Criteria

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

In the case of the subject property, the applicant proposes listing under criteria D, E, and F. Staff agrees with the proposed listing criteria. The applicant included the areas of significance to be community planning and development, and architecture. Staff identified association as another area of significance for the architect. The following table lists the St. Petersburg Register criteria of significance, highlighted in bold are the applicable criteria:

Is at least one of the following criteria for eligibility met?		
No	A	Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
No	B	Its location is the site of a significant local, state, or national event.
No	C	It is identified with a person who significantly contributed to the development of the city, state or nation.

³⁷ "Kathleen Macomber, civic benefactor," *St. Petersburg Times*, September 15, 1983.

Yes	D	It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
Yes	E	Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
Yes	F	It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
No	G	Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
No	H	Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
No	I	It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.

Community planning and development

The subject property is located at the core of an incredibly high and intact concentration of homes designed and constructed by Cade Allen as part of the establishment of the Allendale subdivision.

Architecture

It is difficult to classify the Gilbert House with a singular architectural style, as Cade Allen drew from a number of styles, and his approach to architectural eclecticism has become iconic to St. Petersburg in its own rite. Homes constructed in his Allendale subdivision were required to have tile or masonry structures and stone or stucco exteriors. His style was practical yet grand, playful yet solid. The Gilbert House speaks to the Mission Revival style with details mentioned above but does not ignore the popularity of Mediterranean Revival details, with its clay tile pipe vents. Though he did not practice within the confines of a defined academic style, Cade Allen's homes have, indeed, achieved the timelessness that he advertised.

Association-Builder

As discussed above, Cade Allen was a prominent builder in St. Petersburg, who aimed to construct "The Highest High-Grade Development in St. Petersburg." Many of his houses and commercial works still exist, and many have been designated as local historic landmarks.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landmark, the applicant proposes that the subject property retains integrity in seven of the seven given criteria, surpassing the requirement of one or more. Staff agrees with this assertion.

Is at least one of the following factors of integrity met?						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Must be present in addition to at least one other factor.

The structure has undergone only a few alterations and as such the house appears much the same as it did when it was built. The porch on the southeastern elevation and rear elevation were enclosed, but the fenestration openings are still retained. The structure still retains much of the original features.

The property is in the same location as it was when it was constructed, the design was done by a local builder to be an eclectic mix of styles from the time period. The house is located at the core of an incredibly high and intact concentration of homes designed and constructed by Cade Allen as part of the establishment of the Allendale subdivision. The individual materials, elements and workmanship of the structure are common for this time period. The house is representative of the architectural styles found in the area in the 1920s. The house is associated with Cade Allen, prominent developer who known for constructing high quality homes, particularly in the Allendale Terrace neighborhood.



Photograph of the sunken living room

Primary Character-Defining Features

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

- Almost square one- and two-story footprint,
- Flat-roofed massings with parapets,
- Rough textured stucco with raised spiral ornamentation at wall ends and around fenestrations,
- Consistent use of archways and arched ornamentation throughout the building, including the ground floor windows and an arched coping to create decorative faux-bell tower above entryway,
- Entryway single-action wood with central light and decorative hardware door surrounded by spiral columns,
- Decorative designs including leaves and birds,
- Cylindrical clay tile pipe drains, and
- Tapered stucco chimney with elaborate chimney top.



Bird detail above the enclosed porch



Rough textured stucco with raised spiral detail



Decorative bell tower detail



Spiral column detail



Decorative leaf motif above arched windows



Front entryway door

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted and is supported by the subject property's owners, John and Gail Becker.

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

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

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

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

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

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

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

RECOMMENDATION

Based on a determination of general consistency with Section 16.30.070.2.5(D) and the submitted designation application, staff recommends **APPROVAL** of the request to designate the Ruel B. Gilbert House located at 1027 38th Ave N, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

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Report Prepared By:



6/3/2025

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

Date

Report Approved By:



06/05/25

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

Date

Appendix A

Application for Local Historic Landmark Designation



Local Landmark Designation Application

Type of property nominated (for staff use only)

<input type="checkbox"/> building	<input type="checkbox"/> structure	<input type="checkbox"/> site	<input type="checkbox"/> object
<input type="checkbox"/> historic district	<input type="checkbox"/> multiple resource		

1. NAME AND LOCATION OF PROPERTY

historic name _____

other names/site number _____

address _____

historic address _____

2. PROPERTY OWNER(S) NAME AND ADDRESS

name _____

street and number _____

city or town _____ state _____ zip code _____

phone number (h) _____ (w) _____ e-mail _____

3. NOMINATION PREPARED BY

name/title _____

organization _____

street and number _____

city or town _____ state _____ zip code _____

phone number (h) _____ (w) _____ e-mail _____

date prepared _____ signature _____

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

5. GEOGRAPHIC DATA

acreage of property _____

property identification number _____

Name of Property

6. FUNCTION OR USE

Historic Functions

Current Functions

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Materials

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	Contributing resources previously listed on the National Register or Local Register
_____	_____	Buildings	_____
_____	_____	Sites	
_____	_____	Structures	
_____	_____	Objects	Number of multiple property listings
_____	_____	Total	_____

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

Areas of Significance

(see Attachment B for detailed list of categories)

Period of Significance

Significant Dates (date constructed & altered)

Significant Person(s)

Cultural Affiliation/Historic Period

Builder

Architect

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

St. Petersburg Local Landmark Designation Application

Name Of Property 1027 38th Ave. N.

Continuation Section

NARRATIVE DESCRIPTION

Setting

The subject house is located in the Allendale Terrace neighborhood which has remained largely unchanged in terms of its land-use character, scale of construction and building type since it was platted in the mid-1920s. The principal arterial roadways that bisect the neighborhood, Dr. Martin Luther King, Jr. Street North and 38th Avenue North, carry high volumes of traffic, but the land uses which they serve are largely the same as when they were first built. The majority of the original residences remain within Allendale Terrace, the most historically significant portion of which lies between Dr. Martin Luther King, Jr. Street North, 12th Street North, Foster Hill Drive and 42 Avenue. This is also where the highest concentration of Cade Allen buildings lie, thirty one of the thirty-three homes that he built in the neighborhood are located in this quarter. In addition, nearly 70 percent of the houses in this quarter were built prior to 1952. This area that surrounds the subject house has high potential for designation as a local or National Register historic district.

Site

The subject House is built on a 10184 sq. ft. parcel of land that has a frontage on 38th Ave. N. of 114'. The land is situated atop a 40' high ridge, the soil is well-drained sand with a thin layer of humus topsoil. This land probably has low potential for prehistoric archaeological resources and no known historic structures or features were on this site before 1931 having been a citrus grove till this date. The street frontages of this parcel have public sidewalks that are standard grey concrete. The house has a curving hex-block sidewalk that leads from the driveway to the rear of the property. A poured in place concrete ribbon driveway leads from 38th Ave. to the garage, both are historic features of this site.

House

Materials & Structural Systems: The house is laid upon a 24" wide concrete, poured in place, continuous spread footing. Exterior walls are of 8" thick terra-cotta hollow tiles with a 3-coat cement stucco façade with ornamental rope like columns and window trim and raised leaf and parrot stucco features.

The interior side of these walls are faced with plaster applied directly to the terra cotta tiles. The floors are of wood joists laid with a sub-floor and a finish flooring of strip red oak. The ground (first) floor is constructed in two levels the first area including the "parlor" room, being on grade and the remaining are about 18" above grade. Enclosed porches have poured in place concrete floors which are finished with tile pavers and mosaic ceramic tile. Ceilings are a mix of ornamental plaster and flat plaster. Cast concrete columns grace the entrance door. Exterior windows have been replaced with single hung and double hung sash. Exterior doors are wood are varying type and design. The roof parapet continues about 2' above the roof line with a decorative rope like detail. An arched "bell tower" like structure is located above the main entrance to the house. Metal collector boxes and downspouts are attached to the parapet and walls. The low slope flat roofs are built on a wood truss system with wood planks covered with a modified bitumen built-up roof system.

Plan: The house is nearly square in configuration, roughly 42' x 42', not including the garage structure. The attached garage lies to the northwest of the house and is approximately 12' x 21'. Base square footage of the house is 1,770 sq. ft., the second floor is 1,314 sq. ft. Gross total house square footage is 3354 (Pinellas County Tax Assessor Website).

Notes on house facades;

The south (principal street frontage) facade is somewhat symmetrical at the first level, except that the enclosed porch bay on the east side is enclosed by fixed arched windows rather than rectangular single hung sash windows as depicted on the west side of the entrance. A central one-story arched entrance dominates this facade and has paired columns adjacent to the entrance door and a bell tower like structure above the second story. The upper level lies to the west of the entrance only. The entrance door is original, oversized 4' wide wood with a small single light window. The south façade, which faces the back of the property is two story with the exception of the single story garage structure located at the east side. There are a total of 14 windows.

The west facade includes the garage at the forefront with two rectangular double hung windows along with the two-story structure which includes a total of ten rectangular double hung windows and the fireplace chimney which includes a decorative vine like vertical detail. The east façade includes a single story elevation towards the southern direction and two story elevations at the northern side. There are a total of 10 rectangular double-hung windows.

There are two detached shed additions located at the rear of the property.

ALTERATIONS

The front and rear porches have been enclosed at some unknown point in time.

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY OF SIGNIFICANCE

The 1931-2 Acheson- Mackey House, located at 3900 Dr. Martin Luther King, Jr. Street North, meets three of the nine criteria necessary for designating historic properties listed in Section 16-525(d) of the City of St. Petersburg Code of Ordinances. These criteria are:

- (3) IT IS IDENTIFIED WITH A PERSON OR PERSONS WHO SIGNIFICANTLY CONTRIBUTED TO THE DEVELOPMENT OF THE CITY, STATE, OR NATION;
- (4) IT IS IDENTIFIED AS THE WORK OF A MASTER BUILDER, DESIGNER, OR ARCHITECT WHOSE INDIVIDUAL WORK HAS INFLUENCED THE DEVELOPMENT OF THE CITY, STATE, OR NATION; AND
- (6) IT HAS DISTINGUISHING CHARACTERISTICS OF AN ARCHITECTURAL STYLE VALUABLE FOR THE STUDY OF A PERIOD, METHOD OF CONSTRUCTION, OR USE OF INDIGENOUS MATERIALS.

Under Criteria 3 and 4, the property is significant for its association with Cade Allen, a builder who designed and constructed some of St. Petersburg's most distinctive residences. The property is also significant under Criterion 6 for its method of construction and high-quality masonry workmanship. It is also significant under Criterion 6 as an important local example of the Mission Revival style.

HISTORIC CONTEXT: St. Petersburg, the Depression Years 1926 to 1941

St. Petersburg was one of the hottest real estate markets in the state during the 1920s Florida Land Boom and consequently the boom's collapse was devastating to the city. Tourism, land development, construction, plus consumer services were the mainstay of the economy in the 1920s as they are today. The 1926 crash of real estate values caused by hyper speculation destroyed the city's main industry and its payrolls, pushed local banks into insolvency, and destroyed the tax base which supported local government. Consumer retail and services fell due to the emigration of unemployed construction workers and real estate agents. Winter tourism was the one sector that buoyed the local economy during the late 1920s, however the October 1929 U.S. stock market crash so terrified the entire country that people cancelled any luxury spending which included long vacations to Florida. The ensuing Great Depression of 1930 to 1941 which was international in scope made it impossible to obtain credit from anywhere to rebuild bankrupt national or local economies. Only essential industries and services managed to survive. On 31 Dec. 1926 St. Petersburg banks had deposits of \$27,410,000, but on 31 Dec. 1931 bank deposits were \$4,337,000. Every bank in the city failed, however several did manage to quickly reorganize and preserve some of the depositors capital. Building construction cannot function without access to credit. St. Petersburg building permits in 1926 were \$15,580,200 and in 1932 they were \$278,100. There was very limited demand for new homes in a city full of abandoned "zombie houses" many of which would remain vacant till tax deed auctions in 1945-6. Only two real estate development companies managed to survive this meltdown one was the Murock Co. that created the "pink streets" area of Pinellas Point, this was due to the great wealth made in publishing religious texts by the controlling Cook family which allowed them to pay their land taxes although they ceased all new building after 1926. The second developer who survived was Cade Allen, a building contractor with no secure family fortune (Fuller, 1972:177-9).

CADE B. ALLEN (1882 - 1959)

Cade Allen specialized in building high quality single family homes and everyone in this city knew that he was the best man for this job. As Walter Fuller a contemporary real estate developer wrote about Allen's houses "their excellence is the only testament that this builder needs" (Fuller 1972:203B). This author can recall as a child in 1950s St. Petersburg that living in a house built by Allen was a status symbol and no owner ever complained about any aspect of them, except their cost. Cade Allen was also a skilled real estate developer who created Allendale Terrace a suburban single family home subdivision that from its inception in the 1920s to the present day has remained one of the most desirable places to live in the city. A major factor in the long term success of Allendale was that Allen maintained control over the type and quality of housing in this subdivision till his death in 1959. He was the only Boom Era real estate tycoon who survived the boom's crash and the Great Depression without going bankrupt and losing his land. This fact is proof that he was as skilled an entrepreneur as he was a master mason and building contractor. The story of the house located at 3900 Martin Luther King jr. Street North, the subject of this application gives us insight into how Allen with clever advertising and promotional finesse stayed afloat in this period of economic crisis.

Cade Bush Allen was born 2 June 1882 at Lownanville, New York, the son of Adrian Bush Allen and Jennie Vining Allen his wife. Allen's father died after he completed the eighth grade, forcing him to go to work to support the family. He became a brick mason, transitioning into building construction, and eventually real estate. He acquired land with high quality clay for brick manufacturing, selling the land to his brother-in-law, who developed the Binghamton Brick Yard in Binghamton, New York. With the proceeds, Allen and his mother, Jennie Vining Allen, came to St. Petersburg in 1911. Allen quickly established a real estate business utilizing penny postcards to advertise the business. Cade Allen, "The Man with the Bargains," opened an office at 510 Central Avenue. In 1912, Allen married Eva Bennett, and brought her, along with his sister and brother-in-law, Floyd Riggs, to St. Petersburg. Allen continued his real estate business with his brother-in-law, opening an office at 73 7th Avenue North. In 1913, Allen built his first house in St. Petersburg for his family at present-day 145 7th Avenue Northeast, where he lived until 1916. In that year, he started purchasing land in Snell & Hamlett's Crescent Lake Subdivision. One of the lots included the house at 1492 4th Street North, which he remodeled and moved into with his family. The decline of sales in the real estate market due to the onset of World War I led Allen to open a truck farm and dairy on his newly acquired land east of Crescent Lake (Hinder 2014: HPC 14- 90300001, *passim*).

In 1920, Allen opened a real estate office with Harold Smith at 430 Central Avenue. In 1922, the men purchased The Foster Grove, 135 acres formerly owned by William L. and Amanda Foster located along Euclid Boulevard North (present day Dr. M.L. King Jr. Street N). Allen sold his farm to buy his share of the land. Euclid Boulevard was the northern extension of 9th Street making it a major north-south corridor as new development spread north of the city in the late 1910s and 1920s. By the early 1920s, the streetcar line was extended along 9th Street and Euclid Boulevard North to 34th Avenue, the southernmost boundary of the Allendale development. Cade Allen moved his family into the former Foster residence (3650 Foster Hill Drive) and remodeled the house. Allen and Smith retained engineer George F. Young to survey the land and, in 1923, filed the plat for Allendale Terrace. Extending from present-day 34th to 38th Avenues North and 7th Street to Haines Road, the subdivision boasted a five-acre public

park and soon featured brick streets, granite curbs, and hexagon block sidewalks. Soon after, Allen bought Smith's interest in the subdivision, and moved his real estate office to 3649 Haines Road. In 1924, a new plat, Blocks 7- 13 of Allendale Terrace Subdivision, was filed for the area north of the original plat extending from 7th Street to Euclid Blvd. and from 38th to 42nd Avenues North. Two years later, in 1926, the final plat, designated as the Northwest Quarter of Allendale Terrace, was, filed covering the area from Euclid Boulevard to Haines Road and from 38th to 42nd Avenues North. Deed restrictions limited development to one residence, to cost no less than \$10,000, and be constructed in the "Spanish, Grecian, Moorish, Mission, Italian, Colonial or English types of architecture." Houses had to be built of masonry with at least one room on the second floor or a high ceiling to give the appearance of a second story with a 20' setback from the front lot line and 6' on the sides. As owner of the subdivision, he made all new construction subject to his review and approval of building plans. Apartment buildings and stores were prohibited and property could not be sold to "people of African descent". The first new home built in the neighborhood was located at 3410 Euclid Boulevard North built of coquina rock quarried on Florida's east coast. The house was an unusual Mediterranean Revival style built of stone, tile, and stucco, a mixture which would characterize most of Allen's future construction. Across Euclid Boulevard, Allen built a new house for his family which was located at 3405 Euclid Boulevard North, but the family lived there for barely one year. In 1924, Allen started construction on another new house for his family located at 3600 Euclid Boulevard North, it was the third of six Allendale homes that the Allen family occupied. During this period, Cade and Eva Allen, along with five other residents, met in the Alien home and founded the Allendale Methodist Episcopal Church. Cade Allen built another new house at 944 39th Avenue North for his family in 1928, where they lived until 1947. During the 1920s, Allen had built 22 homes as well as the Allendale Methodist Episcopal Church. A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes which damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931 (Hinder 2014: HPC 14-90300001, *passim*).

Despite the bad economy during the 1930s, Allen continued to develop the Allendale neighborhood. Unlike many developers who went bankrupt during the collapse of the real estate market and Great Depression, Cade Allen had managed the budget of his development well installing streets and improvements without encumbering the land. As a result, he could afford to retain ownership of his land, and continued to build new homes during the 1930s although money was tight. Between 1930 and 1932, Allen constructed seven homes in Allendale Terrace. However, between 1932 and 1936 the worst years of the Depression he only sold two homes. As the economy improved and construction resumed between 1937 and 1940, he built 16 homes. Due to a doctrinal disagreement, Allen left the Allendale Methodist Episcopal Church and joined the Central Presbyterian Church, where he built the new Sunday school classrooms in 1938. As his sons finished school, they also joined their father's business, and the company became "Cade B. Allen & Sons, Designers and Builders". With the onset of World War II, all five of Cade Allen's sons joined the military. Due to federal gasoline rationing and building material sales moratorium, scant private sector construction occurred during the war, but Cade Allen managed to keep his real estate office open. After the war Allen resumed home building in Allendale. In 1957, Cade Alien retired and handed the family business over to his sons. He died in 1959. From 1923 to 1959, Cade

B. Allen and Cade B. Allen & Sons built 46 houses in Allendale and at least 14 in other areas of St. Petersburg (Hinder 2014: HPC 14- 90300001, *passim*)..

RUEL B. GILBERT (1875 – 1960)

Ruel B. Gilbert purchase the subject home from Cade Allen in 1934 and was the owner of record until 1965. Ruel B. Gilbert was a business man who started in the Oklahoma oil industry. He made over a million dollars from 1918-1929. Gilbert is also credited as one of the originators of the J.C. Penney Company department store chain. He was an avid philanthropist, known to donate his fortune to Methodist schools and churches. When Florida Southern College tore down its old gymnasium in 1936, Gilbert funded the construction of the new one. It was renamed in his honor in 1937. Gilbert served on the Florida Southern College Board of Trustees from 1944 to 1960, and received an honorary Doctorate of Humanities in 1940. The college named him Honorary Chancellor in 1939.

230 1027 38th Avenue N



Allendale Terrace Subdivision
St. Petersburg, Florida

Approximate scale 1 inch = 400 feet













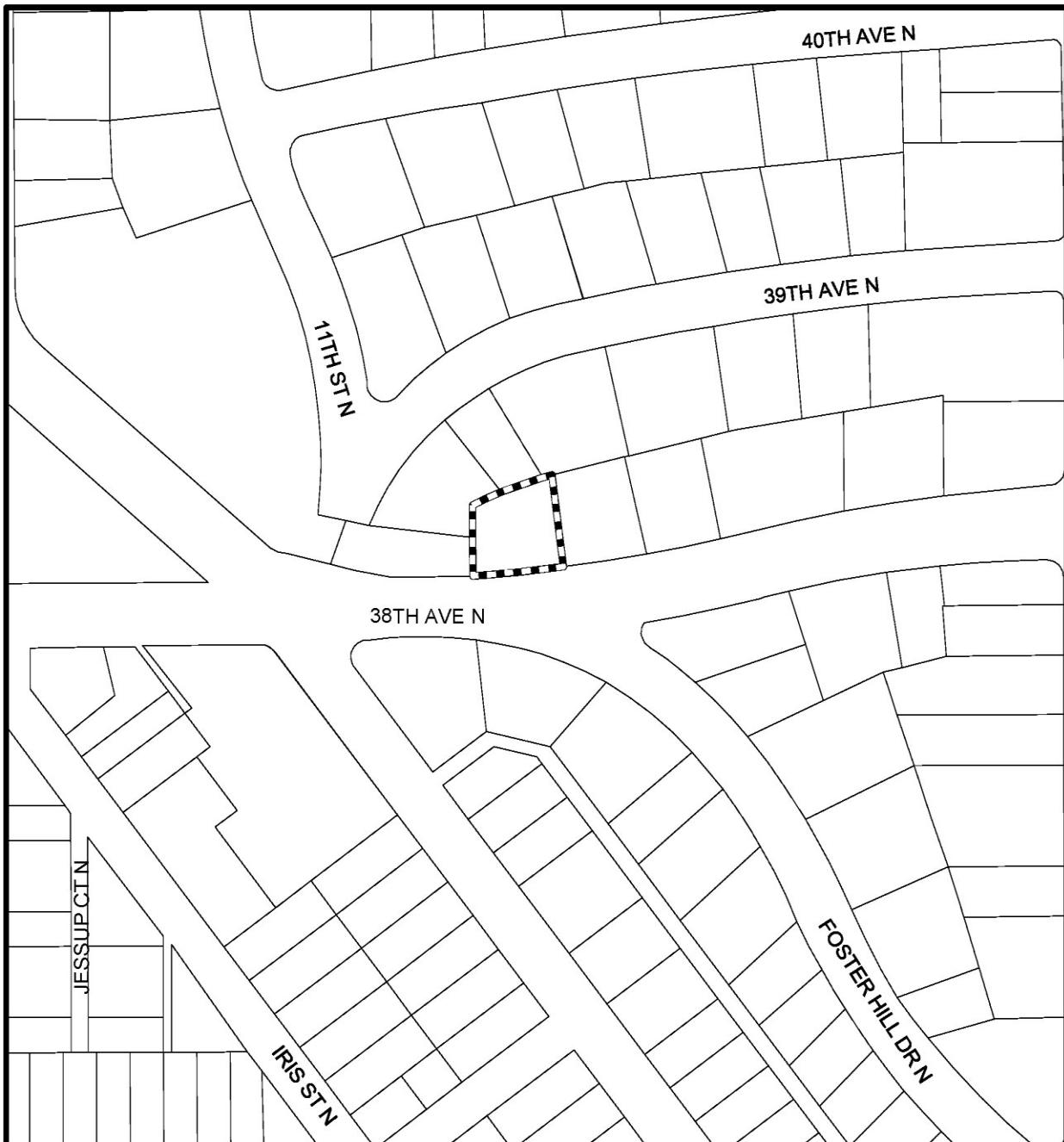






Appendix B

Maps of Subject Property



Community Planning and Preservation Commission

1027 38th Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
25-90300002**



SCALE:
1 " = 170'

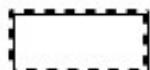


Community Planning and Preservation Commission

1027 38th Ave N

AREA TO BE APPROVED,

SHOWN IN



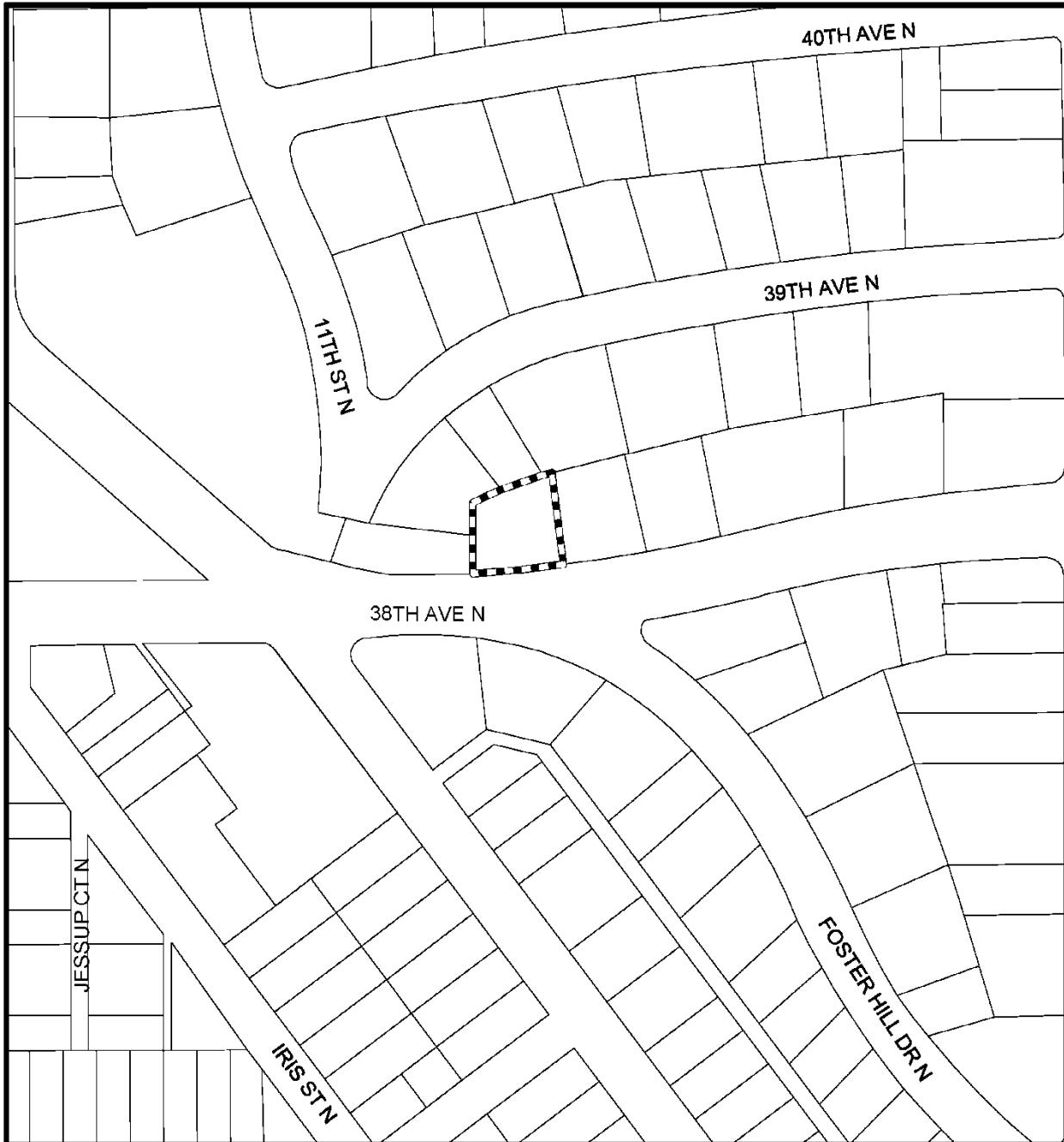
CASE NUMBER

25-90300002



SCALE:
1" = 170'

Exhibit A



Community Planning and Preservation Commission

1027 38th Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
25-90300002**



SCALE:
1 " = 170'



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

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

**June 10, 2025
Tuesday
2:00 P.M.**

MEETING MINUTES

Present:

Shannon Nelson, Chair
Ashley Marbet
Joseph Magnello
Abel Carrasco
Treva Davis
Lisa Wannemacher, 1st Alternate
William “Will” Michaels, 2nd Alternate

Commissioners Absent:

Robert “Bob” Jeffrey, Vice-Chair
Cassie Gardner
Monica Drake, 3rd Alternate

Staff Present:

Derek Kilborn, Director, Planning and Development Services Department
Kelly Perkins, Historic Preservationist II
Cindy Kochanek, Historic Preservationist II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Iris Winn, Clerk

The public hearing was called to order at 2:00 p.m., a quorum was present.

- I. OPENING REMARKS OF CHAIR**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**
- IV. MINUTES** (Approval of May 13, 2025, Meeting Minutes)

The minutes from the May 13, 2025, meeting were approved unanimously.

V. PUBLIC COMMENTS

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

VI. QUASI-JUDICIAL HEARING

1. City File: 25-90300002**City Staff: Kelly Perkins | history@stpete.org**

Request: Owner-initiated designation of the Gilbert House as a Local Historic Landmark in the St. Petersburg Register of Historic Places [Quasi-Judicial].

Owners: John and Gail Becker

Address: 1027 38th Avenue North

Parcel ID No.: 01-31-16-00558-003-0260

Legal Description: ALLENDALE TERRACE BLK C, LOT 26 & W 1/2 OF LOT 25, LESS S 6FT FOR RD R/W PER O.R. 4095/431-441

Zoning: Neighborhood Suburban Single-Family (NS-1)

Council District: District 3 | Council Member Mike Harting

City Staff Presentation:

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

Owner/Agent Presentation:

John and Gail Becker (Owners) were not present during the public hearing but are in support of the proposed application.

Public Comment:

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

Cross Examination:

Kelly Perkins (City Staff), waived.

Rebuttal/Closing Remark:

Kelly Perkins (City Staff), waived.

Executive Session:

Madam Chair Nelson: Do we have any discussion at all?

Commissioner Michaels: Just a comment that I think Cade Allen just let his imagination run wild with this house. It is really a gem of a landmark. I am so pleased to see it coming before us for designation and congratulations to the staff to the documentation, the staff report, the historical context in particular was very well done. Thank you.

Commissioner Wannemacher: You will probably notice I like...you can tell probably where there was some ivy growing up on a part of the home that had gotten taken down and you could see the...maybe the original color of the home and how it had been repainted around the ivy, but yeah, it's a great...really, thank you very much and thank you very much to the owners...the applicants.

Commissioner Marbet: I had an opportunity to view it recently when it was on the market and the inside is just as incredible as the outside so, it's nice to see the homeowners made an effort so quickly after purchasing it make the landmark status, so I think that was really wonderful.

Madam Chair Nelson: I just want to echo all those comments. I am really excited, and I thought you did a fantastic job with the history. I think it helps give context to everything and really on top of it already being visually very special, it is really nice to hear about the occupants of the home for such a long time as well. At this point, do we have any other comments? Okay. Do we have a motion?

Commissioner Wannemacher: I will make a motion that the submitted designation application be approved as a Local Historic Landmark and referring the application to City Council for their 1st and 2nd Reading and Public Hearing.

Commissioner Marbet: Second.

Madam Chair Nelson: Can we take a vote?

Iris Winn: Marbet?

Commissioner Marbet: Yes.

Iris Winn: Magnello?

Commissioner Magnello: Yes.

Iris Winn: Carrasco?

Commissioner Carrasco: Yes.

Iris Winn: Davis?

Commissioner Davis: Yes.

Iris Winn: Nelson?

Madam Chair Nelson: Yes.

Iris Winn: Wannemacher?

Commissioner Wannemacher: Yes.

Iris Winn: Michaels?

Commissioner Michaels: Yes.

Iris Winn: That motion passes unanimously.

Motion: **Commissioner Wannemacher** moved approval of an owner-initiated designation of the of the Gilbert House at 1027 38th Avenue North as a Local Historic Landmark in the St. Petersburg Register of Historic Places and referring the application to City Council for 1st and 2nd Reading and Public Hearing.

Commissioner Marbet, Second.

YES – 7 – Marbet, Magnello, Carrasco, Davis, Nelson, Wannemacher, Michaels.

NO – 0 – None.

Conflicts: None

Motion approved by a unanimous vote of the Commission.

2. City File: 25-90200047

City Staff: Cindy Kochanek | history@stpete.org

Request: Review of a Certificate of Appropriateness application for a front yard fence at 810 28th Street North, a contributing property in a local historic district.

City Staff Presentation:

Cindy Kochanek gave a PowerPoint presentation based on the Staff Report.

Owner/Agent Presentation:

Irina Soto-Mendoza and Fernando Mendoza (Owners) spoke regarding their proposed application.

Public Comment:

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

Cross Examination:

Cindy Kochanek (City Staff), waived.

Irina Soto-Mendoza and Fernando Mendoza (Owners), waived.

Rebuttal/Closing Remark:

Cindy Kochanek (City Staff), waived.

Irina Soto-Mendoza stated that they are flexible and there is not one way or the highway, they just need something for them to be able to move on. Irina Soto-Mendoza added that they want to work something out.

Executive Session:

Madam Chair Nelson stated that she understands where the owners are coming from as she has had this issue as well. Madam Chair Nelson stated that given the options presented by city staff, she is leaning toward approval, however, the privacy fence would set precedent for what they can do in the neighborhood. Commissioner Nelson asked the owners if they were able to evaluate what the 50% looks like for the safety of their animals. Commissioner Wannemacher stated that she is leaning towards approval, subject to all the conditions of the staff report, and they want to get them

some kind of approval today. Madam Chair Nelson asked about a plastic perimeter (fence edging) on the interior of the fence to keep the owner's animals from getting out. Ms. Kochanek stated that staff would not review this option as it would not affect the opacity of the fence – as long as it is not attached to the entire and/or the same height as the entire panel. Commissioner Carrasco asked if there were any restrictions between Zoning or Codes for adding 2-foot obscure chicken wire fence behind the decorative fence to negate any escapes. Mr. Kilborn answered that Zoning regulates the opacity and the use of natural materials and that typically, chicken wire fences are not something that is approved in a legal front yard. Ms. Kochanek added that it also might be something that is troublesome with the Design Guidelines.

Motion: **Commissioner Wannemacher** moved approval of the Certificate of Appropriateness application for a front yard fence at 810 28th Street North, subject to all conditions of the staff report, with Option #1, flat non-scalloped, and pickets around the side that matches the front.

Commissioner Marbet, Second.

YES – 7 – Marbet, Magnello, Carrasco, Davis, Nelson, Wannemacher, Michaels.

NO – 0 – None.

Conflicts: None

Motion approved by a unanimous vote of the Commission.

3. City File: 25-90200054

City Staff: Cindy Kochanek | history@stpete.org

Request: Review of a Certificate of Appropriateness application for an addition at 2763 3rd Avenue North, a contributing property in a local historic district.

City Staff Presentation:

Cindy Kochanek gave a PowerPoint presentation based on the Staff Report.

Owner/Agent Presentation:

Jeremy Wharton of Revolution Contractors did not give a PowerPoint presentation but spoke regarding the proposed application on behalf of the owners, Christopher Nadeau and Susan Dickson.

Public Comment:

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

Cross Examination:

Cindy Kochanek (City Staff), waived.
Jeremy Wharton (Contractor), waived.

Rebuttal/Closing Remark:

Cindy Kochanek (City Staff), waived.
Jeremy Wharton (Contractor), waived.

Executive Session:

Madam Chair Nelson stated that she does not have any issue with the conditions set forth in the staff report and believes the applicant has taken responsibility in reviewing them and feels good about it. Commissioner Wannemacher stated that this is a very sensitive addition, and it is very compatible with the existing home and sometimes you want to match and other times you do not, but she believes the three different siding applications will show the three different vintages of the home.

Motion: **Commissioner Marbet** moved approval of the Certificate of Appropriateness application for an addition at 2763 3rd Avenue North with the outlined conditions 1 through 11 in the staff report.

Commissioner Davis, Second.

YES – 7 – Marbet, Magnello, Carrasco, Davis, Nelson, Wannemacher, Michaels.

NO – 0 – None.

Conflicts: None

Motion approved by a unanimous vote of the Commission.

4. City File: 25-90200057

City Staff: Cindy Kochanek | history@stpete.org

Request: Review of a Certificate of Appropriateness application for roof replacement with a material change at 3650 Foster Hill Drive North, the Foster Grove House, a local historic landmark.

City Staff Presentation:

Cindy Kochanek gave a PowerPoint presentation based on the Staff Report.

Owner/Agent Presentation:

Gregory Tappan (Owner) and Jeremy Wood (Agent) gave a PowerPoint Presentation based on the proposed application.

Public Comment:

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

Cross Examination:

Cindy Kochanek (City Staff), waived.

Gregory Tappan (Owner) and Jeremy Wood (Agent), waived.

Rebuttal/Closing Remark:

Cindy Kochanek (City Staff) stated that the prairie school style house is a Midwestern Frank Lloyd Wright product and not meant to be a grow-over farmhouse or prairie type house, which was mentioned by the applicant. Ms. Kochanek added that asphalt shingles were available prior to the 1980s and was not in the architectural shingle format that is seen currently and there were three-tab shingles prior to this.

Gregory Tappan (Owner) stated that they are trying to harden the home and preserve it long after they are gone and make it affordable and safe. Mr. Wood stated that they will put on a metal roof and ten years later if a new owner wants to put the asphalt shingle roof back, they can do it as they are not touching or changing the structure. Mr. Wood added that as technology, the building code and weather changes, they have to do something to make this sustainable and they are asking to do.

Executive Session:

Madam Chair Nelson stated that she has empathy for the owner's situation and that everyone in the room was impacted and understands the emotion and apologized for what is going on with their family as well. Madam Chair Nelson stated that there are different manufacturers of asphalt tiles and different roofing companies and types of sealants to maintain structure integrity. Madam Chair Nelson noted that asphalt shingles were invented in 1903. Commissioner Wannemacher read that for high-wind resistance and hurricane protection, asphalt shingles with a Class-H rating can withstand 150 mile per hour winds and that there are also impact resistant shingles with a Class-4 rating that are very resistant to flying debris. Commissioner Wannemacher added that there are high quality shingles on the market approved for use in hurricane zones, warranted by the manufacturer and insured by the insurance industry that when installed by a qualified contractor can last a long time. Commissioner Wannemacher stated that if this were a non-contributing structure in one of their historic districts, she might support this application, but this home is a unique standalone local landmark, and a roof material change will diminish its overall historic character. Commissioner Wannemacher added that for this and other reasons she will not be able to support this application. Commissioner Davis thanked the owner for making the effort to make the home historic and to preserve the community. Commissioner Davis asked the owner if they had a product that had the same look and coating as the asphalt. Mr. Wood answered that they make a stone-coated steel shingle that looks like an asphalt shingle and has a little more definition in it because it is made out of metal. Mr. Wood added that this is a costly option and is something that they can discuss, and they are trying to get within the means. Commissioner Davis asked if that product would be more than the roof. Mr. Wood agreed. Commissioner Magnello asked staff if they approved barrel tile metal. Ms. Kochanek displayed research of a chart of previous metal roofs, adding that the Custer Moore House was the one with a clay barrel tile that went to a stone-coated metal tile. Commissioner Michaels stated that he is torn on this, having spent the last couple of days building barriers on his house for the possibility of another flood this summer. Commissioner Michaels added that there are criteria before them, and the application meets 1 out of 5 criteria in the case of general and 1 out of 6 in the case of alterations and it is overwhelming. Commissioner Michaels stated that there was the case of the barrel tile that came before and he supported that but the change from the existing roof of material to a metal tile is a stark change and is much bigger than what the action of the commission took before. Commissioner Davis asked if there was any research done on those types of shingles to match and if they were cost prohibitive. Mr. Tappan answered that they conducted a lot of research with their insurance carrier and there is always a discount for a new roof versus an existing roof and the type of discount they would get with a proposed metal roof is far greater. Commissioner Wannemacher stated that the by-laws do not allow them to take into consideration the cost and the commission needs to make a ruling based on the other factors. Commissioner Marbet stated that this is a difficult application, and the owners did a lot with their home and opened it to the public for porch parties, and it is a beautiful landmark property.

Commissioner Marbet added that it seems they are moving in the direction of sticking with a similar material and did not know if there may be other things that can be done to give credits or additions to the structure that could help with insurance costs.

Motion: **Commissioner Wannemacher** moved approval of the Certificate of Appropriateness application for roof replacement with a material change at 3650 Foster Hill Drive North, subject to the standard conditions applicable under the city code.

Commissioner Carrasco, Second.

YES – 4 – Magnello, Carrasco, Davis, Michaels.

NO – 3 – Marbet, Nelson, Wannemacher.

Conflicts: None

Motion was approved by a vote of 4 to 3.

5. City File: 25-90200060 & 25-90200061 City Staff: Kelly Perkins | history@stpete.org

COA 25-90200060: Review of a Certificate of Appropriateness application for the demolition of a detached accessory building 3131 6th Avenue North, a contributing property in a local historic district.

COA 25-90200061: Review of a Certificate of Appropriateness application for the construction of a one-story accessory dwelling unit and for the after-the-fact installation of a front fence at 3131 6th Avenue North, a contributing property in a local historic district.

City Staff Presentation:

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

Owner/Agent Presentation:

Kaitlyn Grunenberg (Agent) gave a PowerPoint presentation based on the application on behalf of the owners, Matthew and Stacy Perkinson.

Public Comment:

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

Cross Examination:

Kelly Perkins (City Staff), waived.

Kaitlyn Grunenberg (Agent), waived.

Rebuttal/Closing Remark:

Kelly Perkins (City Staff), waived.

Stacy Perkins (Owner) stated that they purchased the home in December 2023, and it had been completely renovated. Mrs. Perkins stated that with the weather like it was last year, it flooded a week after they moved in. Mrs. Perkins added that they spent \$30,000 on the backyard and installed everything, opening up the walls to discover mold. Mrs. Perkins stated that the wood rot and mold is underneath the sheet rock that was hung and painted, and the floor is cracked, and the water is coming up underneath the flooring and she cannot save it. Mrs. Perkins stated that it is more cost effective for them to demolish, rebuild and make it better than it is in the current state. Mrs. Perkins added that it is not savable or compatible with having anyone stay there for a long period of time due to problems with flooding and mold.

Executive Session:

Madam Chair Nelson stated that she does not have any issues with the proposed ADU (Accessory Dwelling Unit) by Cask Construction and her issue is that this will be a reoccurring problem. Madam Chair Nelson stated that there is no avenue for water to go with really impacted gravel and astro turf and asphalt paving. Madam Chair Nelson added that water will gather and when it rains here, they could get two inches in an hour, and it would be something that she would seriously consider as a homeowner – to reevaluate adding some surface in the rear of the home that allows for water to naturally drain as if water has no natural place drain we will continue to have this uphill battle. Commissioner Michaels asked the applicant if they would be able to modify their proposal to include a natural draining element. Ms. Perkins stated that they do not review impervious materials installed at grade that are not publicly visible in the rear yard and compliance with Zoning is a separate issue. Ms. Perkins added that they would need to comply with any Zoning restrictions related to their impervious surface and make sure the impervious surface calculations incorporates the astro turf as impervious. Madam Chair Nelson asked is this something that is submitted with the plans. Ms. Perkins stated that it is and that it is a 65% impervious surface at the max. Commissioner Wannemacher stated that when the applicant goes for a building permit, the impervious surface maximum will be reviewed and if it exceeds the maximum, they will have to make changes. Commissioner Davis added that her question was if the elevation would eliminate the drainage and the flooding problem. Commissioner Magnello stated that this will continuously change and these revolving situations when they talk about the impervious materials and turf grass does not allow the absorption. Commissioner Magnello asked staff why they were denying the demolition. Ms. Perkins stated that their criteria for a demolition is related to structural feasibility and the building is structurally standing and is feasible and the evidence provided did not talk about sun pumps and only spoke to hurricanes, which was new information. Madam Chair Nelson asked if in these cases staff typically sees any quick reports from an engineer. Ms. Perkins stated that one of the recommended documents for a demolition application is to have an engineer or architect to provide their documented evidence that they have experience in rehabilitation of structures. Ms. Perkins added that there was a letter from an architect included but they did not demonstrate that experience or address structural elements of the building, they only addressed flooding. Commissioner Wannemacher stated that if they did have a report from an engineer, they would probably state that the structure is not at risk of falling down and they would probably state that it is stable and could be renovated. Commissioner Wannemacher added that they are being asked to approve is an aesthetic issue and approving something that would be more compatible with a current ADU rather than what they have right now.

Commissioner Wannemacher stated that it is an extra expense to ask the applicant (every time) to go back and do a lengthy, thorough engineering report. Commissioner Michaels added that he would be in favor of tightening up the technical information that should be accompanying these applications and does not want to penalize the applicant before them, but this is a process related issue that needs to be addressed. The commission went into further discussion amongst themselves and staff regarding the demolition process and requirements.

Motion #1 for City File: 25-90200060: Commissioner Wannemacher moved approval of a Certificate of Appropriateness application for the demolition of a detached accessory building 3131 6th Avenue North, subject to the four (4) conditions recommended in the staff report.

Commissioner Carrasco, Second.

YES – 7 – Marbet, Magnello, Carrasco, Davis, Nelson, Wannemacher, Michaels.

NO – 0 – None.

Conflicts: None

Motion approved by a unanimous vote of the Commission.

Motion #2 for City File: 25-90200061: Commissioner Wannemacher moved approval of the Certificate of Appropriateness application for the construction of a one-story accessory dwelling unit at 3131 6th Avenue North, subject to of conditions 1 through 6 of the staff report.

Commissioner Davis, Second.

YES – 7 – Marbet, Magnello, Carrasco, Davis, Nelson, Wannemacher, Michaels.

NO – 0 – None.

Conflicts: None

Motion approved by a unanimous vote of the Commission.

AGENDA ITEM VII. UPDATES AND ANNOUNCEMENTS

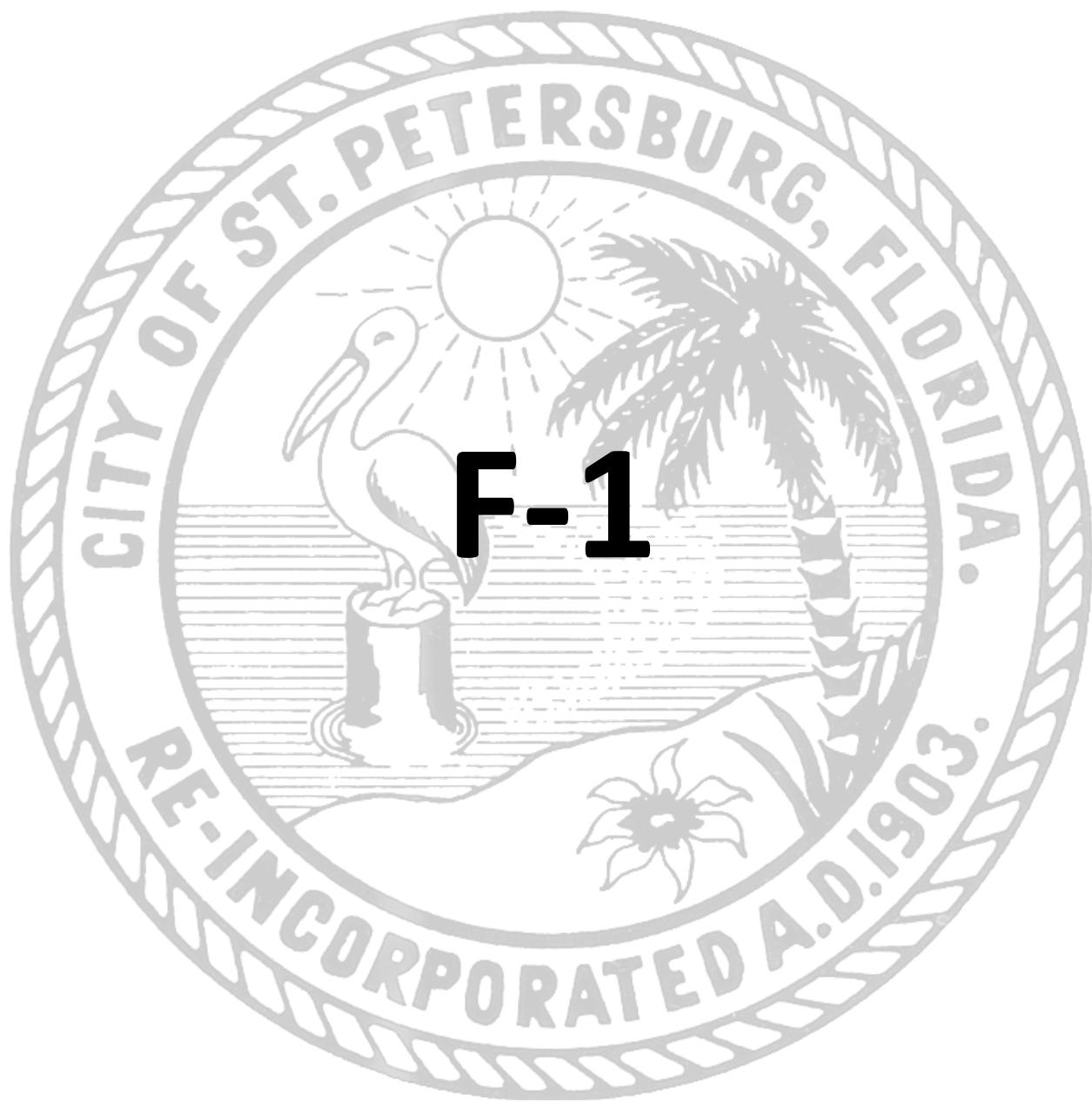
- Resignation of CPPC member Cassie Gardner, effective June 30, 2025

AGENDA ITEM VIII. AJOURNMENT AT 4:13 P.M.

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

The following page(s) contain the backup material for Agenda Item: ~~Community Development Block Grant Coronavirus - 19/20 Program Year Action Plan Amendment~~ [MOVED TO PUBLIC HEARINGS AS ITEM J-2]

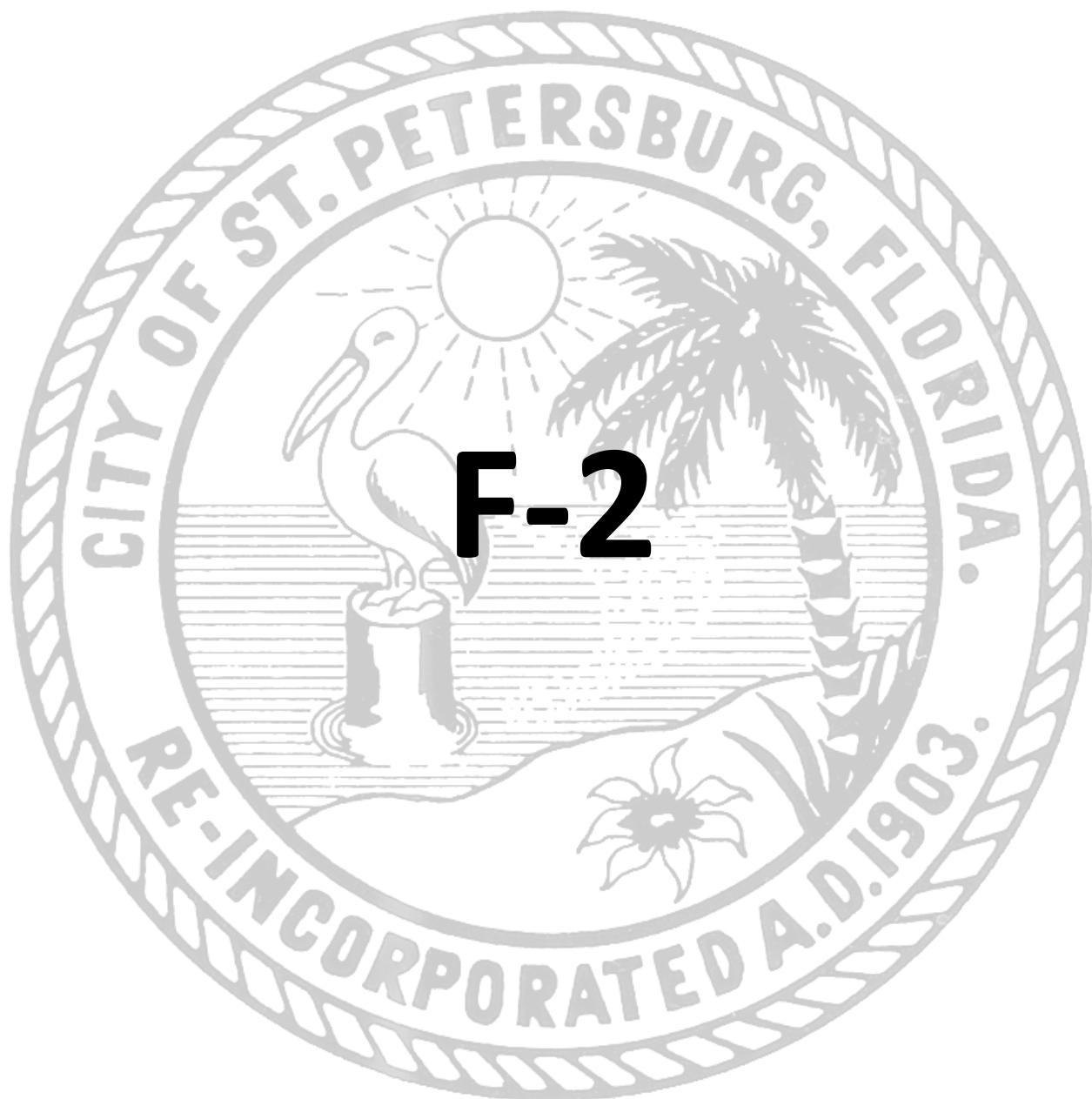
Please scroll down to view the backup material.



F-1

The following page(s) contain the backup material for Agenda Item: ~~Community Development Block Grant - 21/22 Program Year Action Plan Amendment~~ [MOVED TO PUBLIC HEARINGS AS ITEM J-3]

Please scroll down to view the backup material.



F-2

The following page(s) contain the backup material for Agenda Item: A Resolution accepting Addendum No. 1 in an amount not to exceed \$250,000 to the Guaranteed Maximum Price (“GMP”) Proposal No. 2 dated June 8, 2023 submitted by Biltmore Construction Co., Inc. (“Biltmore”) for the remaining construction phase services for the President Barack Obama Main Library Renovation Project to increase the owner’s contingency; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated June 2, 2021, as amended, to incorporate Addendum No. 1 to GMP Proposal No. 2 into the agreement; and providing an effective date. (ECID Project No. 19205-019; Oracle Project No. 16685)

Please scroll down to view the backup material.



F-3

ST. PETERSBURG CITY COUNCIL

Report

Meeting of July 10, 2025

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

SUBJECT: A Resolution accepting Addendum No. 1 in an amount not to exceed \$250,000 to the Guaranteed Maximum Price (“GMP”) Proposal No. 2 dated June 8, 2023 submitted by Biltmore Construction Co., Inc. (“Biltmore”) for the remaining construction phase services for the President Barack Obama Main Library Renovation Project to increase the owner’s contingency; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated June 2, 2021, as amended, to incorporate Addendum No. 1 to GMP Proposal No. 2 into the agreement; and providing an effective date. (ECID Project No. 19205-019; Oracle Project No. 16685)

EXPLANATION: On June 2, 2021, City Council approved a Construction Manager at Risk Agreement with a GMP Agreement with Biltmore for preconstruction and construction phase services for the President Barack Obama Main Library Renovation Project. Preconstruction Phase services were authorized in the amount of \$64,213.

On April 7, 2022, City Council approved the Guaranteed Maximum Proposal No. 1 for selective demolition and asbestos abatement in the amount of \$1,480,893 and the First Amendment to the Construction Manager at Risk Agreement. Additional preconstruction phase services to Biltmore in the amount of \$41,562 were also authorized.

On July 6, 2022, a notice to proceed for the demolition and asbestos abatement was issued. The work was completed in November 2022. This effort provided further insight and knowledge of the existing structure which enabled the completion of the construction documents. This selective demolition included removal of the entire ceiling, all walls, finishes and appurtenances to provide complete asbestos abatement in accordance with State and Local regulations.

On July 13, 2023, City Council approved the Second Amendment to the CMAR Agreement (Guaranteed Maximum Proposal No. 2) in the amount of \$14,078,157, which provided for the complete renovations to the approximately 40,000 square foot Obama Main Library. The result of the selective demolition and asbestos abatement is an empty shell requiring all new internal building infrastructure and systems. The renovations will include all new HVAC, plumbing and electrical systems. In addition, the work includes, a complete fully automatic fire sprinkler system will be installed, ADA upgrades throughout the library, an emergency back-up generator, building security and safety upgrades, new exterior impact rated window system, a full repurposing of the interior spaces, technology upgrades, additional thirty-three parking spaces and exterior site upgrades.

Due to hurricane Milton, the electrical distribution panels and components were damaged. These elements were not part of the original scope of work to be renovated or replaced under this project. However, these components were required to be operation for the CM to perform their services. As such, the City requested the Contractor to replace these panels as part of an Owner authorized change to their work.

This Addendum No. 1 to GMP Proposal No. 2 in the amount of \$250,000 provides for replenishment of the Owner’s Contingency of the contract. Owner’s Contingency was used to offset damages because of Hurricane Milton which impacted the planned work on site.

The Addendum includes the following allocation to the GMP:

GMP #1		\$ 1,480,893.00
GMP #2		
Construction Subcontractor Direct Cost		\$ 11,105,035.00
General Conditions		\$ 925,000.00
Contractor Contingency		<u>\$ 555,252.00</u>
	Subtotal:	\$ 12,585,287.00
CM Fee	5.75%	\$ 723,654.00
General Liability	0.00%	<u>\$ 129,520.00</u>
	Subtotal:	\$ 853,174.00
Builder's Risk		\$ 86,000.00
Performance Bond		\$ 119,665.00
Owner's Contingency		<u>\$ 434,031.00</u>
	Subtotal:	\$ 639,696.00
Amendment #3		
Additional Owner Contingency		<u>\$ 250,000.00</u>
	Subtotal:	\$ 250,000.00
Total		\$15,809,050.00

The complete renovations commenced when City Council approved GMP No. 2 and the Notice to Proceed was subsequently issued. The GMP Proposal No. 2 included the Cost of the Work plus the Construction Manager's Fee along with a City contingency amount for unforeseen conditions. When the Owner's contingency is replenished, final work items related to exterior site work will be completed. Once substantially complete, the City will restock and furnish the library for an anticipated reopening in the Fall of 2025.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to approve Addendum No. 1 in an amount not to exceed \$250,000 to the Guaranteed Maximum Price ("GMP") Proposal No. 2 dated June 8, 2023 submitted by Biltmore Construction Co., Inc. ("Biltmore") for the remaining construction phase services for the President Barack Obama Main Library Renovation Project to increase the owner's contingency; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated June 2, 2021, as amended, to incorporate Addendum No. 1 to GMP Proposal No. 2 into the agreement; and providing an effective date. (ECID Project No. 19205-019; Oracle Project No. 16685)

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Capital Improvement Fund (3001), Obama Main Library Renovation Project (16685) and in the Recreation and Culture Capital Improvement Fund (3029), Obama Main Library Renovation Project (16685).

ATTACHMENTS: Draft Change Order
Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION ACCEPTING ADDENDUM NO. 1 IN AN AMOUNT NOT TO EXCEED \$250,000 TO THE GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL NO. 2 DATED JUNE 8, 2023 SUBMITTED BY BILTMORE CONSTRUCTION CO., INC. (“BILTMORE”) FOR THE REMAINING CONSTRUCTION PHASE SERVICES FOR THE PRESIDENT BARACK OBAMA MAIN LIBRARY RENOVATION PROJECT TO INCREASE THE OWNER’S CONTINGENCY; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE THIRD AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND BILTMORE DATED JUNE 2, 2021, AS AMENDED, TO INCORPORATE ADDENDUM NO. 1 TO GMP PROPOSAL NO. 2 INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Biltmore Construction Co. Inc. (“Biltmore”) entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“GMP”) on June 2, 2021 for Biltmore to provide preconstruction and construction phase services for the President Barack Obama Main Library Renovation Project (“Project”); and

WHEREAS, following execution of the agreement, Administration authorized payment under the agreement for preconstruction services, including the review of bid plans, site visits, and bidding services, in the amount of \$64,213; and

WHEREAS, on April 7, 2022, City Council approved the First Amendment to incorporate the GMP Proposal No. 1 in the amount of \$1,480,893.00 for selective demolition and asbestos abatement and to authorize an additional payment to Biltmore in the amount of \$41,562 for additional pre-construction services; and

WHEREAS, on July 13, 2023, City Council approved the Second Amendment to incorporate GMP Proposal No. 2 for the remaining construction phase services in the amount of \$14,078,157 to complete the remaining renovation work for the Project into the agreement and modify other necessary provisions; and

WHEREAS, a portion of the Owner's contingency in GMP Proposal No. 2 was used to replace electrical distribution panels and components damaged by Hurricane Milton and Administration now desires to increase the Owner's contingency to complete the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Addendum No. 1 in an amount not to exceed \$250,000 to the Guaranteed Maximum Price ("GMP") Proposal No. 2 dated June 8, 2023 submitted by Biltmore Construction Co., Inc. ("Biltmore") for the remaining construction phase services for the President Barack Obama Main Library Renovation Project to increase the Owner's contingency is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Third Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated June 2, 2021, as amended, to incorporate Addendum No. 1 to GMP Proposal No. 2 into the agreement.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00815974.docx

DEPARTMENT:



Engineering & Capital Improvements Department

Addendum No. 1 to GMP Proposal No. 2



Project Number	19205-019
Project Title	Main Library Renovation FY19

The Contract entered into between Biltmore Construction Co. Inc. party of the first part, and the City of St. Petersburg, Florida, party of the second part, on June 2, 2021, for Main Library Renovation FY19.

The Contract is revised as follows:

Approval of Addendum No. 1 to GMP Proposal No. 2 in the amount of \$250,000 provides for replenishment of the Owner's Contingency of the contract. Owner's Contingency was used to offset damages because of Hurricane Milton which prevented the completion of planned work on site.

See Attachment No. 1

Total Addendum No. 1 to GMP Proposal No. 2	\$ 250,000.00
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Unless otherwise specified above, all work and materials shall comply with applicable provisions in the original specifications, contract documents and plans. This contract change shall in no manner alter the time allowed under the contract unless otherwise specifically set forth above. Time limit alterations resulting in project delays, caused by the City, Utility companies, or other Contractors working on the site, will not entitle the Contractor to additional monies.

The change in the work as defined shall modify the contract as follows:

Original Contract Completion Date	09/14/2022	Original Contract Price	\$ 1,480,893.00
Contract Completion Prior to this Change	12/04/2024	Contract Price Prior to this Change	\$ 15,559,050.00
This Time Change	219 days	This Price Change	\$ 250,000.00
New Contract Completion Date	07/11/2025	New Contract Price	\$ 15,809,050.00

Contract Change reviewed by:

Thomas Rice, P.E. Date
Construction Manager, Engineering & Capital Improvements

Contract Change Recorded by:

Budget Date

Trina Webb Date
CIP Financial Coordinator

Funding Source(s) _____

Contract Change authorized by City Council:

Resolution No. Date

ACCEPTED for the party of the first part by:

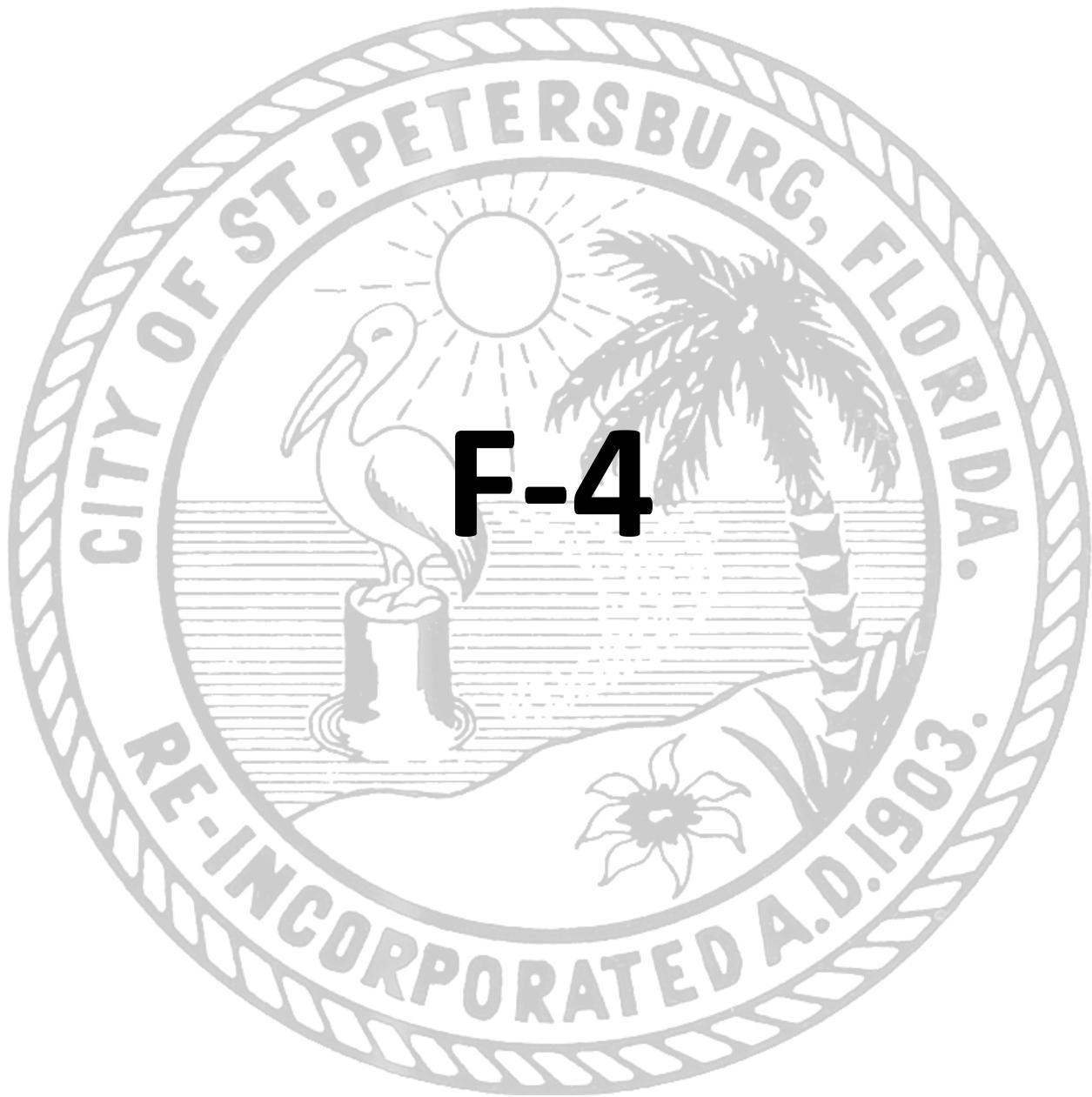
Biltmore Construction Co. Inc. Date

ACCEPTED for the party of the second party by:

Brejesh Prayman, P.E. Date
Director, Engineering & Capital Improvements

The following page(s) contain the backup material for Agenda Item: A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and G2 Design, LLC (A/E) dated November 17, 2020, as amended, for A/E to provide additional design services and construction administration services related to the President Barack Obama Main Library Renovation Project in an amount not to exceed \$75,425, providing that the total contract amount shall not exceed \$1,320,575; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (City Project No. 19205-019; Oracle No. 16685)

Please scroll down to view the backup material.



F-4

ST. PETERSBURG CITY COUNCIL

Report

Meeting of July 10, 2025

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

SUBJECT: A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and G2 Design, LLC (“A/E”) dated November 17, 2020, as amended, for A/E to provide additional design services and construction administration services related to the President Barack Obama Main Library Renovation Project in an amount not to exceed \$75,425, providing that the total contract amount shall not exceed \$1,320,575; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (City Project No. 19205-019; Oracle No. 16685)

EXPLANATION: On November 5, 2020, City Council approved the selection of G2 Design, LLC as the most qualified firm to provide professional architectural services for the President Barack Obama Main Library Renovation Project and authorized the approval of an A/E Agreement with G2 Design for design and construction administration services related to the renovations of the Obama Library in an amount not to exceed \$621,360.

G2 Design completed a facility assessment and conceptual design phase to determine the needs and priorities for the library, preliminary phasing plans including a conceptual design of the proposed improvements, early Schematic Design and interior demolition plans in anticipation of the future improvements. The base project scope under the A/E Agreement includes complete asbestos abatement, spatial upgrades to the interior of the library, technology and system upgrades, ADA upgrades, Fire Code improvements including a new automatic fire sprinkler system, additional parking, exterior patio improvements and mechanical, electrical and plumbing upgrades.

On April 7, 2022, City Council approved the First Amendment to the A/E Agreement in the amount of \$623,790, which included modifications to the chiller plant, design of a new emergency power generator, exterior façade improvements including replacement of the curtainwall system, roof replacement, structural modifications to the mezzanine, reconfiguration of the floor plan layout to meet library priorities while obtaining LEED Gold certification, detailed design for civic engagement in recognition of President Barack Obama, and refinement of options for materials, finishes and furnishings.

On September 6, 2023, Administration authorized Revision No. 1 to the Agreement in the amount of \$223,760, which provided for construction administration services previously approved as part of the original A/E Agreement.

This Second Amendment to the A/E Agreement in the amount of \$75,425 shall provide for additional design services as a result of existing field conditions discovered during the course of construction and additional items required as part of the Building Permit.

The A/E Agreement, First Amendment, and Second Amendment include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Agreement	Facility Assessment & Conceptual Dsn.	\$ 91,000.00	\$ 91,000.00

	Schematic Design	\$ 81,290.00	\$ 81,290.00
	Design Development	\$ 108,790.00	\$ 108,790.00
	Construction Documents	\$ 152,930.00	\$ 152,930.00
	Bidding	\$ 14,550.00	\$ 14,550.00
	Construction Administration	\$ 115,640.00	\$ 115,640.00
	Expenses	\$ 17,160.00	\$ 17,160.00
	Allowance	\$ 40,000.00	
	Sub-Total	\$ 621,360.00	
First Amendment	Schematic Design – Addl. Services	\$ 58,960.00	\$ 58,960.00
	Design Development – Addl. Services	\$ 173,900.00	\$ 173,900.00
	Construction Documents – Addl. Services	\$ 242,830.00	\$ 242,830.00
	Bidding – Addl. Services	\$ 39,980.00	\$ 39,980.00
	Construction Administration – Addl. Services	\$ 108,120.00	\$ 108,120.00
	Sub-Total	\$ 623,790.00	
Second Amendment	Additional Design and Construction Administration-Addl. Services	\$ 75,425.00	
	Total	\$ 1,320,575.00	

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and G2 Design, LLC (“A/E”) dated November 17, 2020, as amended, for A/E to provide additional design services and construction administration services related to the President Barack Obama Main Library Renovation Project in an amount not to exceed \$75,425, providing that the total contract amount shall not exceed \$1,320,575; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (City Project No. 19205-019; Oracle No. 16685)

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Recreation and Culture Capital Improvement Fund (3029) and General Capital Improvement Fund (3001), Obama Main Library Renovation Project (16685).

ATTACHMENTS: Resolution
Amended Appendices

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND G2 DESIGN, LLC (“A/E”) DATED NOVEMBER 17, 2020, AS AMENDED AND REVISED, FOR A/E TO PROVIDE ADDITIONAL DESIGN SERVICES AND CONSTRUCTION ADMINISTRATION SERVICES RELATED TO THE PRESIDENT BARACK OBAMA MAIN LIBRARY RENOVATION PROJECT IN AN AMOUNT NOT TO EXCEED \$75,425; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$1,320,575; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (CITY PROJECT NO. 19205-019; ORACLE NO. 16685)

WHEREAS, on November 5, 2020, City Council approved an architect/engineering agreement with G2 Design, LLC (“A/E”) for A/E to provide professional architectural services to include a facility assessment and conceptual design documents, design services (i.e. schematic design, design development, and construction documents), bidding services and construction administration related to the President Barack Obama Main Library Renovation Project (“Project”) in the amount of \$621,360, which amount included allowances and expenses; and

WHEREAS, on April 7, 2022, City Council approved the First Amendment for A/E to provide additional design, bidding and construction administration services related to the Project in the amount of \$623,790, which amount included allowances and expenses; and

WHEREAS, on September 6, 2023, Administration approved Revision No. 1 for A/E to provide construction administration services in the amount of \$223,760 from previously approved funding; and

WHEREAS, Administration desires to enter into a Second Amendment with A/E for A/E to provide additional design and construction administration services related to the Project in an amount not to exceed \$75,425.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Second Amendment to the architect/engineering agreement between the City of St. Petersburg, Florida and G2 Design, LLC (“A/E”) dated November 17, 2020, as amended and revised, for A/E to provide additional design services and construction administration services related to the President Barack Obama Main Library Renovation Project in an amount not to exceed \$75,425 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$1,320,575.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a Second Amendment.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


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DEPARTMENT:



**ATTACHMENT 2 TO APPENDIX A - SCOPE OF SERVICES
MAIN LIBRARY RENOVATIONS
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 19205-019**

In addition to the services, activities, responsibilities and Deliverables set forth in Appendix A and Attachment 1 to Appendix A, the A/E shall also provide the services, activities, responsibilities and Deliverables set forth in this Attachment 2 to Appendix A as follows:

TASK 6 CONSTRUCITON ADMINISTRATION – ADDITIONAL SERVICES

1.1 PROJECT COORDINATION MEETINGS

The A/E team will be providing additional site visits and bi-weekly on-site Owner meetings from December 2024 through substantial completion the end of May 2025. (5) months of additional time includes additional Owner meetings, site visits and responses to additional RFI's and unforeseen conditions.

1.2 UNFORESEEN CONDITIONS AND SCOPE REVISIONS

Additionally, several unforeseen conditions have required the A/E team to provide additional designing and engineering to provide the general contractor with site corrections. Items already encountered as unforeseen conditions include:

- Demolition and reconstruction of non-ADA compliant exterior North staircase which was not part of original scope
- Additional coordination of sprinkler piping, HVAC ducts, and data/low-voltage wiring due to incorrect installation or conflicts with other trades
- Revise site utility layout due to existing underground utilities in conflict with design intent (unforeseen conditions)
- Design and Engineering of new North exit stairwell with multiple iterations per Project Manager's request
- Additional reinforcing for potential art installation(s) in main entry lobby
- Removal of portions of existing slabs not depicted on construction documents required additional engineering and drawings for reconstruction
- Removal of channels of concrete slabs to insert steel by GC not depicted on construction documents and engineering of replacement slabs.
- Re-framing of areas on first level to avoid beam connections to the existing exterior concrete beams per GC request
- Review and re-design of North stairwell structural beams per contractor's request. Exploration of the existing under-slab conditions generated concern of attachment to existing concrete/steel structure per the design documents.
- Re-design of South entry canopy due to removal of existing columns to remain and additional precast concrete interference details
- Additional engineering of knee-walls around children's area and teen area due to concerns about vibration/deflection
- Reconfiguration of sidewalks at the West and North of the building
- Additional engineering and shop drawing review of electrical switchgear and chiller pump equipment due to damage by Hurricane flooding event
- Elevator and elevator machine room engineering not previously part of scope
- Additional shop drawing review due to GC's sub stating that the existing railings at the mezzanine could be removed and replaced in lieu of retrofitting as per design documents to meet new codes.

- New Main Electrical Distribution Panel damaged during hurricane flood event. New design and review of shop drawings
- New chiller pumps damaged during hurricane flood event. Review of new shop drawings
- Provide a variance request for the North sidewalk along 9th Avenue not previously part of the scope of work

DELIVERABLES

TASK 6 CONSTRUCTION ADMINISTRATION

- Additional shop stamped drawings
- Revised drawings depicting additional services and unforeseen conditions
- Signed and sealed drawings and letters for plan review

PROJECT TEAM

The key A/E Project team members include the following staff:

- Eric Glinsboeckel, NCARB, RA – Principal G2 Design, LLC
- Johanna Glinsboeckel, NCARB, RA, LEED AP – Principal G2 Design, LLC
- Kevin Kennedy, AIA – Principal HBM Architects
- Emily Dallmeyer, NCARB, RA – Project Architect HBM Architects
- Tiffany Poje, NCIDQ, LEED AP – Interior Designer HBM Architects
- Brooke Breiner, NCIDQ, LEED AP ID+C – Interior Designer HBM Architects

Subconsultants:

- Brian Hsi, PE – Principal HSI Engineering
- Shane Hamilton, PE – Principal Engineering Professionals, Inc.
- Caleb Utz, E.I.T. – Engineer/Draftsman Engineering Professionals, Inc.
- Souheil Chehayeb, PE – Principal Chehayeb & Associates, Inc.
- Todd Miller, Chehayeb & Assoc. – Principal Chehayeb & Associates, Inc.
- Jason Sheridan, PE – Lead Engineer Pennoni
- Ammar Adnan – Engineer Pennoni

ATTACHMENT 2 TO APPENDIX B - FEE SCHEDULE
MAIN LIBRARY RENOVATIONS
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 19205-019

In addition to the fees and costs set forth in Appendix B and Attachment 1 to Appendix B, the City shall pay A/E the fees and costs set forth in Attachment 2 to Appendix B, as follows:

I. Staff Hour Estimate: Additional Tasks							
Direct Labor Rates Classifications		Principal	Project Manager	Project Architect	CAD Technician	Total Hours	Labor Cost
Billing Rate		\$ 215	\$ 185	\$ 185	\$ 90		
TASK							
6	Construction Administration	65	40	40	80	225	\$53,200
Total:		\$13,975	\$7,400	\$7,400	\$7,200	225	\$35,975

II. Fee Calculation				
Task	Labor Cost	Expenses	Subconsultant Services	Total Cost
6	\$ 35,975	\$ 0.00	\$ 34,450	\$ 70,425

III. Fee Limit				
Lump Sum Cost				\$ 70,425
Allowance				\$ 5,000
Total Fee				\$ 75,425

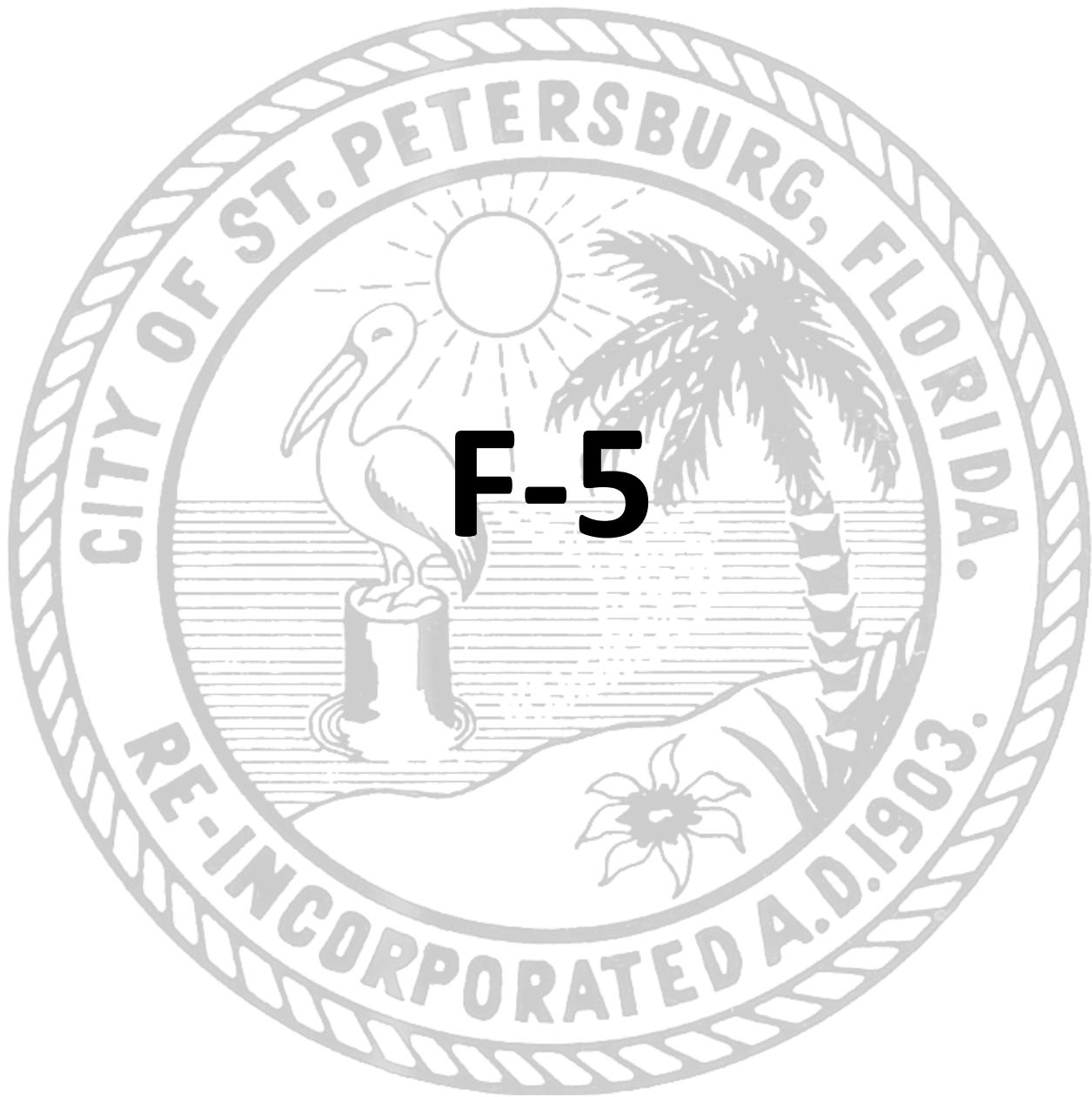
**ATTACHMENT 2 TO APPENDIX C - SCHEDULE
MAIN LIBRARY RENOVATIONS
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 19205-019**

In addition to the schedule/milestones set forth in Appendix A, Attachment 1 to Appendix A, Appendix C and Attachment 1 to Appendix C, the A/E shall perform the Scope of Services set forth in Attachment 2 to Appendix A and Attachment 2 to Appendix C in accordance with the following schedule/milestones:

Task #1 Construction Administration	Calendar Days/Weeks from NTP
Task 1.1: Site Meetings and scope revisions	151 Days

The following page(s) contain the backup material for Agenda Item: A resolution acknowledging the selection of (1) Bayer United Engineering Consultants, LLC, (2) Broaddus & Associates, Inc., (3) Clearview Land Design, P.L., (4) Freese and Nichols, Inc., (5) Invision Advisors, LLC, (6) Jacobs Project Management Co., and (7) Wade Trim, Inc. (collectively “Firms”) as the most qualified firms to provide miscellaneous capital improvement project management services; authorizing the Mayor or his designee to execute the City’s standard form Professional Services Agreement with the firms; and providing an effective date.

Please scroll down to view the backup material.



F-5

ST. PETERSBURG CITY COUNCIL
Reports Agenda
Meeting of July 10, 2025

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

Subject: Accepting Statements of Qualifications from Bayer United Engineering Consultants, LLC, Broaddus & Associates, Inc., Clearview Land Design, P.L., Freese and Nichols, Inc., InVision Advisors, LLC, Jacobs Project Management Co., and Wade Trim, Inc. for Capital Improvement Project Management Services for the Engineering and Capital Improvements Department.

Explanation: The Procurement and Supply Management Department issued a Request for Qualifications, RFQ-25-133, on March 17, 2025, for Capital Improvement Project Management Services. The RFQ was issued to invite qualified vendors to provide Capital Improvement Project Management Services on an as-needed basis. The selected firm(s) will work as an extension of City's Project Management staff and shall be assigned projects pertaining to the planning, design and construction services of the City's Capital Improvement Program. Most importantly, the selected firm(s) will provide critical staffing support for projects delivered under the SPAR initiative, the Marina, CDBG-DR program, and projects funded through grants from SWFWMD, FDEP, USEPA, by other agencies or by a combination of funding sources. The firm(s) will work as an extension of City's Project Management staff and shall be assigned projects pertaining to the planning, design and construction services of the City's Capital Improvement Program. These services may include but not be limited to contract management, cost and quality control, schedule management, construction coordination and oversight, project close-out administration, and other related work.

Statements of Qualifications (SOQs) in response to the RFQ were due on April 17, 2025, and opened thereafter. The City received fifteen SOQs from the following firms:

1. Accenture Infrastructure and Capital Projects, LLC
2. Bayer United Engineering Consultants, LLC
3. Broaddus & Associates, Inc.
4. Clearview Land Design, P.L.
5. Colliers Project Leaders
6. Freese and Nichols, Inc.
7. HNTB Corporation
8. Innovation Design & Consulting Engineers
9. InVision Advisors, LLC
10. Jacobs Project Management Co.
11. L2 Solutions, LLC
12. Strategist Project Support Services
13. The Concord Group
14. Turner & Townsend, Inc.
15. Wade Trim, Inc.

Evaluations of the proposals were conducted by the following staff:

Brijesh Prayman, Engineering & Capital Improvements Director

Evan Birk, Engineering Design Manager
Diana Smillova, Engineering Design Manager
Catherine Corcoran, Senior Capital Projects Coordinator

The Statements of Qualifications were evaluated based on the following criteria:

Team background and Key Staff Availability
Experience and Relevant Project Examples
References
Is the firm an SBE/WBE/MBE/DBE
Does the Project Team include SBE/WBE/MBE/DBE

On May 12, 2025, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee discussed each firm's qualifications and shortlisted the following firms:

1. Accenture Infrastructure and Capital Projects, LLC
2. Bayer United Engineering Consultants, LLC
3. Broaddus & Associates, Inc.
4. Clearview Land Design, P.L.
5. Freese and Nichols, Inc.
6. HNTB Corporation
7. InVision Advisors, LLC
8. Jacobs Project Management Co.
9. The Concord Group
10. Turner & Townsend, Inc.
11. Wade Trim, Inc.

On May 22, 2025, the 11 firms were invited to make oral presentations before the evaluation committee. The firms were scored, and the top seven highest ranking firms were recommended for award. The seven selected firms are: Bayer United Engineering Consultants, LLC; Broaddus & Associates, Inc.; Clearview Land Design, P.L.; Freese and Nichols, Inc.; InVision Advisors, LLC; Jacobs Project Management Co.; and Wade Trim, Inc.

All seven firms have met the qualifications of RFQ 25-133, dated March 17, 2025. Each of the seven firms will be entering into a professional services agreement for one (1) year with three (3) successive one (1) year periods. A contract purchase agreement will be issued to each firm and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in projects and programs, and user agencies, or will be appropriated at the time a task order is approved by City Council.

Attachments: Technical Evaluation (1 page)
Resolution

Technical Evaluation

RFQ-25-133: Capital Improvement Project Management Services

Evaluated Firms

1. Accenture Infrastructure and Capital Projects, LLC
2. Bayer United Engineering Consultants, LLC
3. Broaddus & Associates, Inc.
4. Clearview Land Design, P.L.
5. Colliers Project Leaders
6. Freese and Nichols, Inc.
7. HNTB Corporation
8. Innovation Design & Consulting Engineers
9. InVision Advisors, LLC
10. Jacobs Project Management Co.
11. L2 Solutions, LLC
12. Strategist Project Support Services
13. The Concord Group
14. Turner & Townsend, Inc.
15. Wade Trim, Inc.

Evaluation Criteria

The SOQs were evaluated and scored based on the following criteria:

Team Background and Key Staff Availability	33 possible points
Experience and Relevant Project Examples	25 possible points
References	22 possible points
Is the firm an SBE/WBE/MBE/DBE	12 possible points
Does the Project Term include an SBE/WBE/MBE/DBE	8 possible points

Tabulation of Scores

The evaluation committee scored the firms based on a possible total score of 100 were as follows:

Company	Score	Rank
InVision Advisors, LLC	82.53	1
Wade Trim, Inc.	82	2
Clearview Land Design, P.L.	78.75	3
Jacobs Project Management Co.	78	4
Freese and Nichols, Inc.	74	5
Bayer United Engineering Consultants, LLC	71.75	6
The Concord Group	66.20	7
Turner & Townsend, Inc.	64.63	8
HNTB Corporation	63.93	9
Accenture Infrastructure and Capital Projects, LLC	63.90	10
Broaddus & Associates, Inc.	63.60	11
Colliers Project Leaders	57.10	12

Strategist Project Support Services	53.78	13
L2 Solutions, LLC	49.93	14
Innovation Design & Consulting Engineers	32.88	15

The eleven highest ranked firms were invited back to make presentations and provide insights on their understanding of the projects. The evaluation committee scored the shortlisted firms, considering their SOQ as well as their interviews. The final aggregate scores of submittals and presentations as follows:

Company	Score	Rank
InVision Advisors, LLC	86.73	1
Wade Trim, Inc.	83.45	2
Clearview Land Design, P.L.	81.45	3
Jacobs Project Management Co.	80	4
Freese and Nichols, Inc.	72.55	5
Broaddus & Associates, Inc.	70.45	6
Bayer United Engineering Consultants, LLC	69.75	7
HNTB Corporation	65.85	8
Accenture Infrastructure and Capital Projects, LLC	63.30	9
Turner & Townsend, Inc.	62.75	10
The Concord Group	62.75	11

The top seven ranking firms have met the requirements for RFQ-25-133 and were determined to be the most qualified firms, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2025-_____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF (1) BAYER UNITED ENGINEERING CONSULTANTS, LLC, (2) BROADDUS & ASSOCIATES, INC., (3) CLEARVIEW LAND DESIGN, P.L., (4) FREESE AND NICHOLS, INC., (5) INVISION ADVISORS, LLC, (6) JACOBS PROJECT MANAGEMENT CO., AND (7) WADE TRIM, INC. (COLLECTIVELY "FIRMS") AS THE MOST QUALIFIED FIRMS TO PROVIDE MISCELLANEOUS CAPITAL IMPROVEMENT PROJECT MANAGEMENT SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S STANDARD FORM PROFESSIONAL SERVICES AGREEMENT WITH THE FIRMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 17, 2025, the Procurement and Supply Management Department issued a request for qualifications ("RFQ") No. 25-133 in accordance with the requirements set forth in Florida Statute §287.055 (the Consultant's Competitive Negotiation Act) to engage the most qualified firm(s) to provide miscellaneous Capital Improvement Project Management Services; and

WHEREAS, on April 17, 2025, the Procurement and Supply Management Department received fifteen (15) statement of qualifications in response to the RFQ; and

WHEREAS, on May 12, 2025, the selection committee (Brejesh Prayman, Evan Birk, Diana Smillova, and Catherine Corcoran) met to discuss the statement of qualifications, established a scoring system, shortlisted to eleven (11) firms, and motioned to hear presentations and conduct interviews with the eleven (11) shortlisted firms on May 22, 2025; and

WHEREAS, on May 22, 2025, the eleven (11) shortlisted firms made presentations to the selection committee; and

WHEREAS, the selection committee met on May 22, 2025 and based on the statement of qualifications, interviews, and scoring system ranked 1) Bayer United Engineering Consultants, LLC, 2) Broaddus & Associates, Inc., 3) Clearview Land Design, P.L., 4) Freese and Nichols, Inc., 5) Invision Advisors, LLC, 6) Jacobs Project Management Co., and 7) Wade Trim, Inc. ("collectively Firms") as the most qualified firms to provide miscellaneous Capital Improvement Project Management Services; and

WHEREAS, the firms are required to execute the City's standard form Professional Services Agreement ("Agreement") for Capital Improvement Project Management Services; and

WHEREAS, the firms have agreed to the terms and conditions set forth in the Agreement; and

WHEREAS, from time to time, the City issues task orders to a Firm in order for the Firm to provide professional services in accordance with the Agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of (1) Bayer United Engineering Consultants, LLC, (2) Broaddus & Associates, Inc., (3) Clearview Land Design, P.L., (4) Freese and Nichols, Inc., (5) Invision Advisors, LLC, (6) Jacobs Project Management Co., and (7) Wade Trim, Inc. (collectively "Firms") as the most qualified firms to provide miscellaneous capital improvement project management services are hereby acknowledged; and

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City's standard form Professional Services Agreement with such selected Firms.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00815794.DOCX

DEPARTMENT:





Approved

! Important

Consent Item: 906-10 Capital Improvement Project Management Services, July 10, 2025 (GG)

Please see the attached consent item for your review and approval. Approvals for 7/10 are due by NOON on Monday, June 16, 2025.

▼ **Attachments**



Consent Item

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

▼ **Final status: Approved**



Step 4: 1 of 2 recipients approved >

Sarah B. Johnson, Claude Tankersley



Step 3: Approved by

Brejesh Prayman

6/13/2025 3:12:22 PM



Step 2: Approved by

Stephanie S. Scarbrough

6/12/2025 12:45:32 PM

gabby- fix the formatting on 10 and 11 please



Step 1: Approved by

Stacey McKee

6/12/2025 10:30:48 AM

Looks good, thanks!



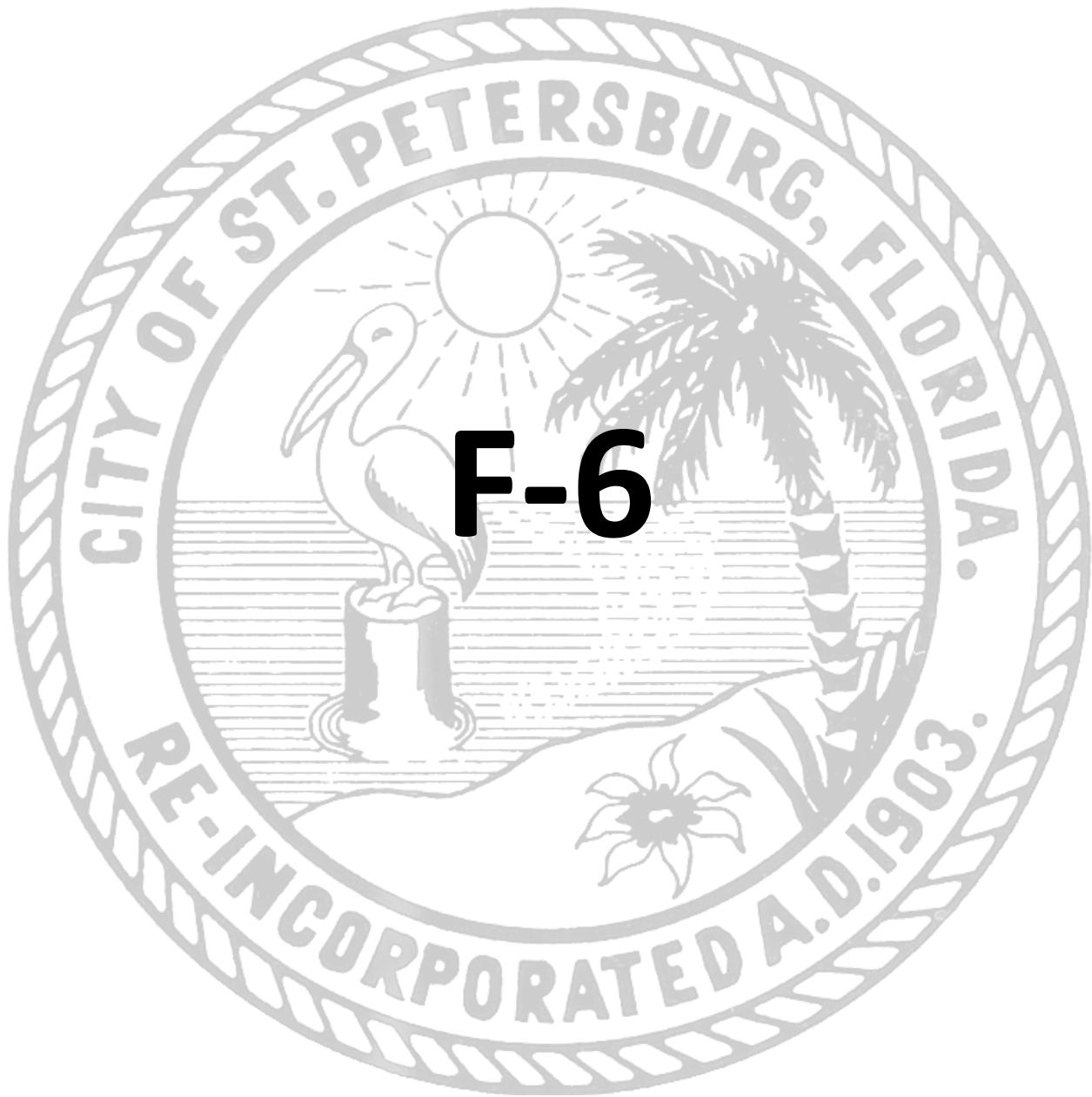
Requested by

Gabriella Greiner

6/12/2025 10:27:26 AM

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. 24-02-ASD/CFIP(A) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY (A/E) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90; providing that the total Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date.

Please scroll down to view the backup material.



F-6

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 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. 24-02-ASD/CFIP(A) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY (“A/E”) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90; providing that the total Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date.

EXPLANATION: On July 12, 2024, Associated Space Design, Inc. (A/E) was authorized to develop a comprehensive master plan in the amount not to exceed of \$95,686.30 for the Center for the Arts Master Plan Phase II Project. This district includes the Mahaffey Theater, the Dali Museum, and areas around Al Lang Stadium. The A/E has concluded the original efforts associated with the placement of a new 1100 car garage, additions to the Mahaffey and Dali Museum, and the development of a new green space that unifies the area as the Center for the Arts. This analysis has included the involvement of all stakeholders directly associated with the site such as, the Mahaffey Theater, The Dali Museum, The St. Pete Grand Prix, The Florida Orchestra, and the City of St. Petersburg.

Under this Amendment No. 1 to the Task Order, A/E will continue to develop the current master plan with a focus on the presented Phase 1 efforts and will start with a series of community engagement sessions to expand input not only from the property stakeholders but from the surrounding neighborhood and local business and community organizations. At the conclusion of the master plan phase, the A/E will finalize the master plan update document and presentation. This will conclude with a presentation to the Economic and Workforce Development Committee.

Following completion of the master plan, the Administration shall present the master plan to City Council with recommendations on how to proceed.

On April 4, 2024 the City of St. Petersburg, Florida (“City”) and the A/E entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for City Facility Improvement projects.

On July 12, 2024, Administration approved Task Order No. 24-02-ASD/CFIP(A) in the amount of \$95,686.30, authorizing the A/E to develop a comprehensive master plan for the Center for the Arts Master Plan Phase II Project.

Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) in the amount of \$103,982.90 shall authorize the A/E to continue to develop the master plan for the Center for the Arts Master Plan Phase II Project. This

Amendment includes a \$4,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 24-02-ASD/CFIP(A) and Amendment No. 1 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Data Collection, Site Visits, Economic Impact Project Design Meetings and Stakeholder Work Sessions	\$ 12,566.01	\$12,566.01
	Preparation of Design Documents Associated with Master Plan and Economic Impact	\$ 15,596.09	\$15,596.09
	Finalize Master Plan, Update Document and Presentation, Renderings and Fly Through	\$ 35,916.66	\$35,916.66
	<u>Subtotal</u>	<u>\$ 31,607.54</u>	<u>\$31,607.54</u>
Amendment No. 1	Data Collection, Site Visits, Economic Impact - Continued Services	\$ 6,300.40	
	Project Design Meetings and Stakeholder Work Sessions-Continued Services	\$ 27,952.00	
	Preparation of Design Documents Associated with Master Plan and Economic Impact -Continued Services	\$ 48,654.20	
	Finalize Master Plan, Update Document and Presentation, Renderings and Fly Through - Continued Services	\$ 17,076.30	
	Allowance	\$ 4,000.00	
	<u>Subtotal</u>	<u>\$103,982.90</u>	
	Total		\$199,669.20

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY (“A/E”) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90; providing that the total Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Fund (0001), Economic & Workforce Development Department, Economic and Workforce Development Division (375-2609).

ATTACHMENTS: Resolution

Amendment No.1 to Task Order No. No. 24-02-ASD/CFIP(A)

RESOLUTION NO. 2025-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 24-02-ASD/CFIP(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 12, 2024, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ASSOCIATED SPACE DESIGN, INC. FKA ASD|SKY (“A/E”) FOR A/E TO PROVIDE CONTINUED SERVICES TO INCLUDE DATA COLLECTION, SITE VISITS, ECONOMIC MARKET ANALYSIS, PROJECT DESIGN MEETINGS AND STAKEHOLDER WORK SESSIONS, PREPARATION OF DESIGN DOCUMENTS ASSOCIATED WITH THE MASTER PLAN AND ECONOMIC IMPACT, AND FINALIZE THE MASTER PLAN RELATED TO THE CENTER FOR THE ARTS MASTER PLAN PHASE II PROJECT IN AN AMOUNT NOT TO EXCEED \$103,982.90; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$199,669.20 (ECID PROJECT NO. 24192-130; ORACLE NO. 20371); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Associated Space Design, Inc. (“A/E”) entered into an architect/engineering agreement on April 4, 2024 for A/E to provide miscellaneous professional services for City Facility Improvement Projects; and

WHEREAS, the architect/engineering agreement dated April 4, 2024 has been previously amended; and

WHEREAS, on July 12, 2024, Administration approved Task Order No. 24-02-ASD/CFIP(A) (“Task Order”) for A/E to provide data collection, site visits, economic impact project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project (“Project”) in an amount not to exceed \$95,686.30; and

WHEREAS, Administration desires to issue Amendment No. 1 to the Task Order for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Project in an amount not to exceed \$103,982.90, which amount includes a \$4,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) to the architect/engineering agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. fka ASD|SKY (“A/E”) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan, update document, presentation, renderings, and fly through related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90.

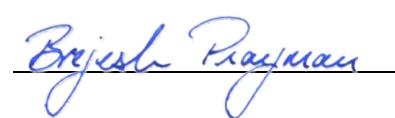
BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$199,669.20.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00815263.docx

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: July 10, 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: Associated Space Design, Inc. (ASD|SKY)
Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) in the amount of
\$103,982.90

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 the development of a comprehensive master plan for the Center for the Arts Master Plan Phase II Project. This district includes the Mahaffey Theater, the Dali Museum, and areas around Al Lang Stadium.

Associated Space Design, Inc. (ASD|SKY) has satisfactorily concluded the original master plan development efforts associated with the placement of a new 1100-car garage, additions to the Mahaffey and Dali Museum, and the development of a new green space that unifies the area as the Center for the Arts. This analysis has included the involvement of all stakeholders directly associated with the site, such as the Mahaffey Theater, the Dali Museum, the St. Pete Grand Prix, the Florida Orchestra, and the City of St. Petersburg.

Associated Space Design, Inc. (ASD|SKY) has significant experience in master plan development, including programming and validating the growth needs for both facilities as well as understanding each stakeholder group's needs, goals, and dreams, and is familiar with the City Standards. ASD|SKY will expand input not only from the property stakeholders but from the surrounding neighborhood and local businesses, and community organizations.

This is the first amendment to the second Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report
for
Associated Space Design Florida, Inc.
Miscellaneous Professional Services for City Facility Improvement Projects
A/E Agreement Effective - April 4, 2024
A/E Agreement Expiration - March 31, 2028

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	24166-130	Manhattan Casino Building Renovation Amendment No. 1	05/07/24 01/03/25	48,974.02 113,874.13
02	24192-130	Center for the Arts Master Plan - Phase II Amendment No. 1	07/18/24 Pending	95,686.30
03	24193-130	St. Pete Coliseum Concession Reno & Office Finish	09/11/24	17,388.41
			Total:	275,922.86

AMENDMENT NO. 1 TO TASK ORDER NO. 24-02-ASD/CFIP(A)
THE CENTER FOR THE ARTS MASTER PLAN PHASE II
CITY FACILITY IMPROVEMENT PROJECTS
CITY PROJECT NO. 24192-130

This Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) is made and entered into this _____ day of _____, 2025, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR CITY FACILITY IMPROVEMENT PROJECTS dated April 4, 2024 ("Agreement") between Associated Space Design Inc. (ASD|SKY) ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The City of St. Petersburg commissioned ASD|SKY to continue development of the master plan for the Center for the Arts. This district includes the Mahaffey Theater, The Dali Museum and areas around Al Lang Stadium. ASD|SKY has concluded the original efforts associated with the placement of a new 1100 car garage, additions to the Mahaffey and Dali Museum, and the development of a new green space that unifies the area as the Center for the Arts. This analysis has included the involvement of all stakeholders directly associated with the site such as, the Mahaffey Theater, The Dali Museum, The St. Pete Grand Prix, The Florida Orchestra, and the City of St. Petersburg. Upon presenting recent findings and development of the latest master plan, it was determined to expand input not only from the property stakeholders but from the surrounding neighborhood and local business and community organizations. These organizations include but are not limited to:

- Downtown Neighborhood Association
- St. Petersburg Downtown Partnership
- St. Petersburg Chamber of Commerce
- Saturday Morning Market
- Downtown Business Association

For this Amendment No. 1 to the Task Order, the A/E will continue to develop the current master plan with a focus on the presented Phase 1 efforts and will start with a series of community engagement sessions over the next 6 – 8 weeks. Additionally, the design team will explore options for the placement of The Florida Orchestra and develop their needs in more detail. Besides the engagement of the community, the ASD|SKY team will continue to engage each site stakeholder to fine tune their needs for further development of the master plan. The goal is to provide an update to the current master plan by August 28, 2025.

II. SCOPE OF SERVICES

Task 1 - Data Collection, Site Visits, Economic Impact - Continued Services

The design team will continue to collect information associated with the development of the master plan which may include design updates from the Dali Museum, The Florida Orchestra, and the Grand Prix of St. Petersburg. Additionally, it is the intent of this effort to keep Kimley Horn's economic and market analysis team involved on an advisory level. This may include additional updates to the market analysis currently prepared.

Task 2 - Project Design Meetings and Stakeholder Work Sessions - Continued Services

As described above, this next phase of the master plan development will include a much more robust engagement of business and community stakeholders such as the following.

- Downtown Neighborhood Association
- St. Petersburg Downtown Partnership
- St. Petersburg Chamber of Commerce
- Saturday Morning Market
- Downtown Business Association

Furthermore, the design team will continue current stakeholder sessions to assist in fine tuning and improving the master plan development. This will include detail work sessions with the Florida Orchestra to better understand their needs and the best placement for their future expansion. This will also include detailed work sessions with the Dali Museum, The Mahaffey Theater, and the St. Pete Grand Prix to assure all needs are addressed.

the scope has been defined, the task of assembling the design documents and associated permit drawings is a larger task than anticipated. This additional design and documentation address the required documentation for architectural work, MEP Engineering, and Structural Engineering. Note that this task now includes the original Task 3 which was outlined as Development of Permit Documents

Task 3 - Preparation of Design Documents Associated with Master Plan and Economic Impact - Continued Services

This is the design work associated with further development of the master plan. It will incorporate feedback from all stakeholders and community organizations as outlined above in preparation for an update presentation to the Economic and Workforce Development Committee.

Task 4 - Finalize Master Plan, Update Document and Presentation, Renderings and Fly Through - Continued Services

Upon the conclusion of design document preparation, the design team will finalize the master plan update document and presentation. This will conclude with a presentation to the Economic and Workforce Development Committee in late summer.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Number of Days from NTP</u>
Task 1 – Data Collection, Site Visits, Economic Impact	105 (duration)
Task 2 – Project Design Meetings and Stakeholder Work Sessions	56
Task 3 – Preparation of Design Documents	91
Task 4 – Finalize Master Plan Update	14

IV. A/E'S RESPONSIBILITIES

The A/E will continue to follow the requirements outlined in the agreement between the City of St. Petersburg and ASD|SKY (Associated Space Design Inc).

V. CITY'S RESPONSIBILITIES

The City will continue to proceed as outlined in requirements of the agreement between the City of St. Petersburg and ASD|SKY (Associated Space Design Inc).

VI. DELIVERABLES

- Task 1 – Task 1 Data Collection, Site Visits, Economic Impact - Continued Services
 - Meeting Minutes as required.
- Task 2 – Project Design Meetings and Stakeholder Work Sessions - Continued Services
 - Meeting Minutes as required.
- Task 3 Preparation of Design Documents Associated with Master Plan - Continued Services
 - Update presentations as required in pdf format
- Task 4 Finalize Master Plan, Update Document and Presentation, Renderings and Fly Through - Continued Services
 - Final Presentation to Council Committee.
 - Final Update Master Plan Document in 11x17 format. Includes Renderings.

VII. A/E'S COMPENSATION

The A/E was authorized the lump sum amount of **\$95,686.30**, under the original Task Order for Tasks 1 through 4.

For this Amendment No. 1, the City shall compensate the A/E for the not-to-exceed amount of **\$99,982.90** for continued services to Tasks 1, 2, 3 and 4.

This Task Order establishes an allowance in the amount of **\$4,000** 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 Task Order.

The total amount for Amendment No. 1 to the Task Order is **\$ 103,982.90**, per Attachment 1 to Appendix A.

The total Task Order amount including Amendment No. 1 shall not exceed **\$199,669.20**.

VIII. PROJECT TEAM

The ASD|SKY team remains the same for this work.

The Kimley Horn team includes Jessica Rossi and consulting from Dawn Dodge, P.E.

IX. MISCELLANOUS

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.

Associated Space Design

(Company Name)

By: _____
(Signature)

John Curran AIA Principal | Vice President
(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
 Center for the Arts Master Plan Phase II
 Project No. 24192-130

I. Manpower Estimate: All Tasks

	Senior Project Manager	Principal Construction Engineer	Senior Professional Engineer	Professional Engineer	Principal Designer	Engineering Analyst	Engineering Tech	Clerical	Total Hours	Labor Cost
Direct Labor Rates Classifications										
Direct Salary	\$ 85.57	\$ 65.78	\$ 54.77	\$ 38.28	\$ 34.23	\$ 22.94	\$ 38.28	\$ 20.26		
Multiplier 2.9216	\$ 164.44	\$ 126.41	\$ 105.25	\$ 73.56	\$ 65.78	\$ 44.09	\$ 73.56	\$ 38.94		
Billing Rates ¹	\$ 250.01	\$ 192.19	\$ 160.02	\$ 111.84	\$ 100.01	\$ 67.03	\$ 111.84	\$ 59.20		
TASK										
1 Data Collection, Site Visits, Economic Impacts - Continued Services	10		10		10				30	\$ 5,100.40
2 Project Design Meetings and Stakeholder Work Sessions - Continued Services	50		50		50				150	\$ 25,502.00
3 Preparation of Design Documents Associated with Master Plan and Economic Impact - Continued Services	40		40		300				380	\$ 46,404.20
5 Finalize Master Plan Update and Presentation - Continued Services	10		10		100				120	\$ 14,101.30
Totals	110	0	110	0	460	0	0	0	680	\$ 94,107.90

II. Fee Calculation

Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$5,100.40	\$150.00	\$1,000.00	\$50.00	\$6,300.40
2	\$25,502.00	\$350.00	\$2,000.00	\$100.00	\$27,952.00
3	\$46,404.20	\$150.00	\$2,000.00	\$100.00	\$48,654.20
4	\$14,101.30	\$350.00	\$2,500.00	\$125.00	\$17,076.30
Total	\$94,107.90	\$1,000.00	\$7,500.00	\$375.00	\$99,982.90

III. Fee Limit

Lump Sum Cost	\$99,982.90
Allowance⁴	\$4,000.00
Total:	\$103,982.90

IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for:

3. Includes XX percent markup of SUBCONSULTANT (per contract).

4. Allowance to be used only upon City's written authorization.



Approved

7/10 Council - ASD - Center for Arts - TO Amendment No. 1

▼ Attachments



ASD - Center for Arts - TO Am
<https://stpete1-my.sharepoint.com/:/>

▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

6/25/2025 3:48:41 PM



Step 2: Approved by

Stacey McKee

6/25/2025 1:24:25 PM



Step 1: Approved by

Brejesh Prayman

6/25/2025 12:35:58 PM



Requested by

Sarah B. Johnson

6/25/2025 11:05:17 AM

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Youth and Family Services Committee for an Update on the City's Education and Youth Opportunities Programs and Projects. (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: June 17, 2025

COUNCIL DATE: July 10, 2025

RE: Referral to the Youth and Family Services Committee for an Update on the City's Education and Youth Opportunities Programs and Projects.

ACTION DESIRED:

Respectfully requesting a referral to the Youth and Family Services Committee for an Update on the City's Education and Youth Opportunities Programs and Projects.

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

Council Chair Copley Gerdes
District 1

The following page(s) contain the backup material for Agenda Item: June 12, 2025 Public Services and Infrastructure Committee - Action Item

Please scroll down to view the backup material.



H-1

COUNCIL COMMITTEE REPORT

ACTION ITEM

TO: Members of City Council

DATE: June 12, 2025

COUNCIL DATE: July 10, 2025

RE: June 12, 2025 Public Services & Infrastructure Committee Action Item –
Motion to Refer the Discussion on the Clean and Safe Program to a COW

ACTION DESIRED:

Respectfully requesting City Council approval of a motion to refer the Discussion on the Clean and Safe Program to the Committee of the Whole.

Council Vice-Chair Hanewicz
Chair, Public Services & Infrastructure Committee

The following page(s) contain the backup material for Agenda Item: Ordinance 611-H, An Ordinance of The City of St. Petersburg, Florida amending the St. Petersburg City Code Land Development Regulations; clarifying uses in the NT-3 District; amending provisions related to development potential, building envelope, including setbacks, and building, and site design in the NT, NTM-1, NS, and NSM districts; amending provisions related to building design in the CRT districts; amending use restrictions in Artist Enclave Overlay districts; amending fence, wall and hedge regulations; amending landscaping and tree protection regulations; amending parking and loading design standards; amending sidewalk regulations to create a payment-in-lieu option, including procedures; amending development standards for accessory dwelling units; amending development standards for accessory structures and ancillary equipment; amending home occupation regulations, including use restrictions; amending provisions related to height measurement; amending provisions related to allowable encroachments and building setbacks; amending procedures related to rehearing requests; amending procedures related to dock permits; creating a new application and review process for reasonable accommodations in zoning requests; providing for new and revised definitions; revising existing graphics and adding new graphics; providing for severability; and providing an effective date. (City File LDR 2024-05)

Please scroll down to view the backup material.



J-1



ST. PETERSBURG CITY COUNCIL

Meeting of July 10, 2025

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

SUBJECT: **City File LDR 2024-05:** City-initiated application amending the St. Petersburg City Code, Chapter 16, Land Development Regulations (LDRs) to modify the land development regulations related to residential development.

ANALYSIS: The Planning and Development Services Department, working with the City Attorney's office, has prepared the attached proposal to amend the LDRs. The proposal includes 130 items for consideration, classified into one (1) of three (3) categories:

- **Substantive (Regulatory) Changes** *mean* amendments resulting from new issues that were not originally contemplated or whose need has emerged from staff's experience in administering the city code. This amendment package includes eight-five (85) regulatory changes;
- **Clarifications** *means* the ongoing effort to provide clear and intuitive code language for the benefit of staff and customers using the regulations. These are not policy or regulatory changes; they are simply a clarification or rewrite of existing language. This amendment package includes thirty-seven (37) clarifications;
- **Consistency Improvements** *means* to maintain consistency with changes in federal, state and local law or to remove internal inconsistencies within the City Code. This amendment package includes eight (8) consistency improvements.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: Stakeholder Workshops were held on May 15, 2024, and June 26, 2024, at the Empath Suncoast Hospice South County Community Service Center. Attendees from both workshops include residents and neighborhood association members from Euclid St. Paul, Greater Grovemont, Historic Kenwood, Historic Old Northeast, North Kenwood and Palmetto Park. Also in attendance were members of the development/architectural community and one attendee affiliated

with St. Pete Rising and Preserve the ‘Burg. Attached are Meeting Summaries from both Stakeholder Workshops.

Staff has received six (6) emails from the public with comments and recommended changes to the proposed amendments, see attached Public Comments.

Development Review Commission: A workshop was held on October 2, 2024, with the Development Review Commission (DRC) with topics discussed by DRC members including FAR bonuses, bay windows, sidewalk payment in lieu and fencing, see attached DRC Workshop summary for concerns and recommendations provided during the workshop.

On April 2, 2025, the DRC held a public hearing regarding the proposed text amendments to the Land Development Regulations and made a finding of consistency with the City’s Comprehensive Plan and voted 6-to-0 to recommend APPROVAL.

Development Review Commission discussion included the following:

- General agreement with the massing and architectural bonuses.
- No need to incentivize solar.
- Require a hierarchy of bonuses or a minimum percentage of bonuses to be design related that should be selected from massing and architectural bonuses.
- Require a 20-foot separation between structures or second floor spaces instead of an FAR bonus.
- Provide a maximum size for the wooden platform for energy meters.

Public comments included the following:

- Too much additional FAR bonus for solar and trees that are not design related bonuses.
- Use bonuses for architectural character.
- Bonus system should address mass, scale and detailing.
- Create a hierarchy of bonuses, specifically to deal with mass and scale.
- Provide additional bonuses for variations in mass and scale.
- Typical cost for sidewalk installation is \$30 to \$40 per linear foot. Payment should be allowed to occur prior to the issuance of the Certificate of Occupancy.
- Allow additional encroachment for stairs in flood zones.

Senate Bill 180: Emergencies: Following the Development Review Commission Meeting staff has edited the proposed code changes to stay in compliance with Senate Bill 180: Emergencies that restricts any changes to the land development regulations, comprehensive plan or processing procedures for before October 1, 2027, for hurricanes Helene and Milton and 1-year following any future hurricane landfall within 100-miles (section 252.422): may not “propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land

development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027" (pages 35/36 and 46). Proposed code changes that were removed include: location requirements for parking and retention ponds for nonresidential uses within NT, NTM and NS districts; requiring one bay or two single bay garage doors for garage doors facing a street in NT districts; and, CRT requirements for breaking up building massing and front porch depth, size and height.

Clarification: After the first reading and public hearing of the ordinance, City staff made a clarifying change to the proposed amendment to Section 16.60.010.6.B regarding building height for buildings constructed in special flood hazard areas. The language was revised to ensure that all buildings constructed in flood zones that are required by the Florida Building Code to provide the lowest horizontal structural members supporting the lowest floor above the design flood elevation are included. This clarifying change can be found on Page 55 of 66 of the ordinance. No other changes to the ordinance were made after first reading.

Recommended City Council Action:

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

Attachments: Ordinance, DRC Staff Report, May 15, 2024, Stakeholder Meeting Summary, June 26, 2024, Stakeholder Meeting Summary, October 2, 2024, DRC Workshop Summary, Public Comments



LDR 2024-05 – RESIDENTIAL LAND DEVELOPMENT REGULATIONS (LDRs) CODE UPDATE

March 2025

SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
1. 16.20.010.4.3	Neighborhood Traditional Single-Family Districts Neighborhood Traditional Single-Family-3 (NT-3).	Clarification	<p>Problem Statement: Summary of NT-3 includes statement that garage apartments are not permitted when the code has been changed to allow ADUs in NT-3 districts.</p> <p>Requested Action: Remove the text stating that garage apartments are not permitted.</p>
2. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Front Porch Elevation Bonus	Regulatory Change	<p>Problem Statement: Existing front porch elevation requirement of 12-inches is not consistent with the configuration of many historic homes throughout the City.</p> <p>Requested Action: Provide a 0.03 FAR bonus when front porch is elevated an additional six-inches totaling a minimum of 18-inches above existing grade.</p>
3. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Separation Bonus	Regulatory Change	<p>Problem Statement: New single-family residences are typically built to maximize the entirety of the buildable area of the lot creating a large two-story box structure.</p> <p>Requested Action: Add FAR bonus for providing minimum 20-ft separation between principal and accessory structures, as well as between second floor portions of the principal structure.</p>
4. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Front Façade Articulation Bonus	Clarification	<p>Problem Statement: FAR Bonus H provides a 0.06 bonus for each additional foot of front façade articulation with a 0.10 max bonus. It requires a minimum articulation of 6-feet resulting in the maximum bonus applied when the minimum articulation is provided. Therefore, the 0.06 bonus for each foot is not necessary as the maximum 0.10 bonus is granted when the minimum articulation is provided.</p> <p>Requested Action: Remove the existing bonus for each foot as it is not utilized.</p>
5. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Larger Shade Tree Bonus	Clarification	<p>Problem Statement: FAR bonus for planting of larger shade tree indicates the spread shall be a minimum of 8-10 inches at time of planting when it should be 8-10 feet.</p> <p>Requested Action: Revise code language to reflect that an 8-10 foot spread is required to obtain FAR bonus for planting larger shade tree.</p>
6. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Preservation of Existing Trees Bonus	Regulatory Change	<p>Problem Statement: Preservation of existing onsite Grand trees is not currently incentivized.</p> <p>Requested Action: Create a new FAR bonus for preservation of existing Grand trees with a 0.02 bonus for each tree, maximum 0.04 bonus.</p>
7. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Solar Ready Bonus	Regulatory Change	<p>Problem Statement: Currently FAR bonus for Solar Ready is vague and provides no base line for evaluation of a new home being "solar ready"</p> <p>Requested Action: Add quantifiable standard that a new home provides a minimum 200 AMP electric panel and conduit running to roof for future solar installation. FAR bonus reduced from 0.02 to 0.01 bonus due to additional FAR bonuses for solar installation and electric vehicle charging being added.</p>
8. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Solar Installation Bonus	Regulatory Change	<p>Problem Statement: Solar installation is not currently incentivized with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus per Kilowatt installed up to a maximum bonus of 0.03.</p>
9. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Electric Vehicle Charging Bonus	Regulatory Change	<p>Problem Statement: Residential Electric Vehicle charging stations are not current incentive with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus for residential EV charging capability.</p>
10. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – Quality materials on exterior facades	Regulatory Change	<p>Problem Statement: During the DRC Workshop a request was made for an FAR bonus for utilizing quality materials on exterior facades.</p> <p>Requested Action: Add a 0.05 FAR bonus when exterior facades are proposed with solid wood siding, brick, stone and/or wrought iron throughout all structures and a 0.03 FAR bonus when brick or stone veneer or hardi-board are utilized.</p>
11. 16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Clarification	<p>Problem Statement: Clarify maximum building height language in terms of where measurement is applied to for setback purposes to be consistent with current practices.</p> <p>Requested Action: Revise language in Minimum Building Setbacks table to clarify that height is measured to the beginning of roofline when determining setbacks.</p>
12. 16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Consistency	<p>Problem Statement: Minor encroachments aligning with the side of an existing structure are permitted within interior side yard setbacks for all zoning districts up to 24-feet in height except for NT-1 and NT-2 for lots less than 60-feet in width.</p> <p>Requested Action: Add minor encroachment allowance to interior side yard setback for lots less than 60-feet in width zoned NT-1 and NT-2.</p>

13.	16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Regulatory Change	<p>Problem Statement: For existing structures located in a Special Flood Hazard Area adhering to required setbacks creates conflict when elevating the structure to meet current FEMA flood elevation.</p> <p>Requested Action: Provide a minor encroachment option to allow an existing single-family home to be elevated to meet FEMA flood elevation when specific criteria is met.</p>
14.	16.20.010.10	Neighborhood Traditional Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Regulatory Change	<p>Problem Statement: Administrative approval for reduced front yard setbacks and FAR only references predominant building setbacks in the block which the development is proposed.</p> <p>Requested Action: Provide text to clarify administrative front setback and FAR approvals will be determined by predominant setbacks established in the block face on either side of the street development is proposed.</p>
15.	16.20.010.10	Neighborhood Traditional Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Clarification	<p>Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered.</p> <p>Requested Action: Revise text to remove definition of "predominant" for reduced setback and added new review criterion.</p>
16.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and site design: Building and site design	Clarification	<p>Problem Statement: Dumpsters are not expressly referenced to being included with loading docks and other service areas.</p> <p>Requested Action: Include "dumpsters" in the required uses to be located behind the front façade line of the principle structure for all non-residential uses.</p>
17.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Building and site design	Regulatory Change	<p>Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated for flood protection.</p> <p>Requested Action: Indicate specified screening requirement for both elevated, and ground mounted, mechanical equipment and utility functions.</p>
18.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Vehicle connections and parking	Clarification	<p>Problem Statement: It is currently stated that driveways shall "face the alley" where the intention of this section is to require driveway access to be located off the alley in NT-2 and NT-3 districts.</p> <p>Requested Action: Clarify that driveways shall be accessed off an alley when available.</p>
19.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Vehicle connections and parking	Regulatory Change	<p>Problem Statement: On parcels with no alley access the code only permits garages facing the side street and references a maximum of one "curb cut."</p> <p>Requested Action: Allow for garages on parcels with no alley access to face the rear of the property, and include clarifying text changing "curb cut" to "driveway"</p>
20.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Clarification	<p>Problem Statement: Currently, porches are required to connect from the principal entry to the curb of the "primary" street. This presents a conflict for corner lots that have principal entries facing the side street.</p> <p>Requested Action: Amend this text to remove "primary" from principal entry connections to the curb.</p>
21.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Regulatory Change	<p>Problem Statement: Compliance with code requirements to provide paved connections between public sidewalks and the curb creates conflict when the existing grade prevents compliance with ADA minimum standards.</p> <p>Requested Action: Provide an exception to this requirement when it has been shown that the existing grades prevent compliance with ADA minimum slope requirements.</p>
22.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Regulatory Change	<p>Problem Statement: Required front porches for principal structures are contradictory to some acceptable architectural styles permitted within the traditional zoning districts.</p> <p>Requested Action: Provide an exemption from the minimum size requirements for front porches when doing so is consistent with the proposed architectural style.</p>
23.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Not clear that repetitive design requirement applies to homes within the same block</p> <p>Requested Action: Add "within the same block" to repetitive design regulations</p>
24.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Repetitive design regulations not clear on required differences for architectural details.</p> <p>Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.</p>
25.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes proposed with different number of stories.</p> <p>Requested Action: Include text to state that variation is not required for new homes with a different number of habitable stories.</p>
26.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes.</p> <p>Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.</p>
27.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Form	Regulatory Change	<p>Problem Statement: The front porch should have a minimum of two steps leading up to the porch to maintain consistency with required elevation.</p> <p>Requested Action: Add language requiring that the front porch shall include at least two risers leading up to the porch.</p>

28.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide language that allows blank facades up to 20-feet in width on facades located in the rear one-half of the lot provided it is not visible from a right-of-way.</p>
29.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Clarification	<p>Problem Statement: Currently no reference to the definition of "fenestration" is provided.</p> <p>Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.</p>
30.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Regulatory Change	<p>Problem Statement: Code currently prohibits flush mounted windows which is not practical. Provisions currently exist requiring architectural trim or shutters for windows recessed less than three inches.</p> <p>Requested Action: Remove language prohibiting flush mounted windows and clarify what is included in trim.</p>
31.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Materials	Regulatory Change	<p>Problem Statement: Exception to the requirement for consistent building materials on one-story covered patios, screen enclosures or sunrooms located at least 10-feet behind the front façade is too limited.</p> <p>Requested Action: Allow for pergolas and sunrooms to be exempt from this requirement when meeting the necessary criteria.</p>
32.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Materials	Regulatory Change	<p>Problem Statement: Code requires matching roof style when converting an existing covered patio, screen enclosure with solid roof or sunroom to enclosed habitable space which is typically impractical when the existing nonhabitable space has a flat roof.</p> <p>Requested Action: Allow existing covered patios, screen enclosures with solid roof or sunrooms to be converted to enclosed habitable space without matching the roof style of the principal structure.</p>
33.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Accessory structures and ancillary equipment and carports	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide text that allows for multi-story accessory buildings to contain a blank area up to 20-feet in width</p>
34.	16.20.015.3	Neighborhood Traditional Mixed Residential Districts Introduction to the NTM-1 district	Clarification	<p>Problem Statement: Introduction to the NTM zoning district does include a reference to structures in this zoning districts being permitted up to 4-units per building.</p> <p>Requested Action: Add text to state that building typologies within the NTM-1 zoning district have a maximum of 4-units per building.</p>
35.	16.20.015.4	Neighborhood Traditional Mixed Residential Districts Maximum development potential	Clarification	<p>Problem Statement: FAR Bonus G provides a 0.06 bonus for each additional foot of front façade articulation with a 0.10 max bonus. It requires a minimum articulation of 6-feet resulting in the maximum bonus applied when the minimum articulation is provided. Therefore, the 0.06 bonus for each foot is not necessary as the maximum 0.10 bonus is granted when the minimum articulation is provided.</p> <p>Requested Action: Remove the existing bonus for each foot as it is not utilized.</p>
36.	16.20.015.4	Neighborhood Traditional Mixed Residential Districts Maximum development potential	Regulatory Change	<p>Problem Statement: Currently FAR bonus for Solar Ready is vague and provides no base line for evaluation of a new home being "solar ready"</p> <p>Requested Action: Add quantifiable standard that a new home provides a minimum 200 AMP electric panel and conduit running to roof for future solar installation. FAR bonus reduced from 0.02 to 0.01 bonus due to additional FAR bonuses for solar installation and electric vehicle charging being added.</p>
37.	16.20.015.4	Neighborhood Traditional Mixed Residential Districts Maximum development potential	Regulatory Change	<p>Problem Statement: Solar installation is not currently incentivized with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus per Kilowatt installed up to a maximum bonus of 0.03.</p>
38.	16.20.015.4	Neighborhood Traditional Mixed Residential Districts Maximum development potential	Regulatory Change	<p>Problem Statement: Residential Electric Vehicle charging stations are not current incentive with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus for residential EV charging capability.</p>
39.	16.20.015.5	Neighborhood Traditional Mixed Residential Districts Minimum Building Setbacks	Regulatory Change	<p>Problem Statement: NTM regulations do not prescribe a rear yard setback when the required alley is along a side property line with no alley along the rear property line.</p> <p>Requested Action: Add 10-foot rear yard setback when there is no alley along the rear property line.</p>
40.	16.20.015.6	Neighborhood Traditional Mixed Residential Districts Maximum Building Width	Regulatory Change	<p>Problem Statement: NTM provisions limit residential structures to a maximum width of 40-feet. This limitation is intended for multi-family structures and not for single-family residences.</p> <p>Requested Action: Add footnote permitted a residential building with only one dwelling unit to exceed 40-feet in width.</p>
41.	16.20.015.7	Neighborhood Traditional Mixed Residential Districts Entrances	Clarification	<p>Problem Statement: Current text relating to the number and location of primary entrances is confusing to readers.</p> <p>Requested Action: Provide clarifying language for additional buildings located behind the front structure and for expansions to existing buildings.</p>
42.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts	Regulatory Change	<p>Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated above grade and dumpsters are not expressly referenced to being included with service areas, loading docks and mechanical equipment.</p>

		Building and Site Design: Building layout orientation		Requested Action: Indicate specified screening requirement for both elevated, and at-grade, mechanical equipment and utility functions, and include "dumpsters" in the required uses to be located behind the front façade line of the principle structure.
43.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Landscaping	Regulatory Change	Problem Statement: Currently, no landscaping regulations are included for non-residential developments and project exceeding 4-units. Requested Action: Amend text to instruct non-residential and projects exceeding 4-units to adhere to the landscape regulations included within Section 16.40.060.2.1.3
44.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Porches and pedestrian connections	Regulatory Change	Problem Statement: Required front porches for principal structures are contradictory to some acceptable architectural styles permitted within the traditional zoning districts. Requested Action: Provide an exemption from the minimum size requirements for front porches when doing so is consistent with the proposed architectural style.
45.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Clarification	Problem Statement: Not clear that repetitive design requirement applies to homes within the same block Requested Action: Add "within the same block" to repetitive design regulations
46.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Clarification	Problem Statement: Repetitive design regulations not clear on required differences for architectural details Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.
47.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	Problem Statement: Repetitive design regulations do not account for new homes proposed with different number of stories. Requested Action: Include text to state that variation is not required for new homes with a different number of habitable stories.
48.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes. Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.
49.	16.20.015.8	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and Transparency	Regulatory Change	Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers. Requested Action: Provide language that allows blank facades up to 20-feet in width on facades located in the rear one-half of the lot provided it is not visible from a right-of-way.
50.	16.20.015.8	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and Transparency	Clarification	Problem Statement: Currently no reference to the definition of "fenestration" is provided. Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.
51.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Wall Composition and Transparency	Regulatory Change	Problem Statement: Code currently prohibits flush mounted windows which is not practical. Provisions currently exist requiring architectural trim or shutters for windows recessed less than three inches. Requested Action: Remove language prohibiting flush mounted windows.
52.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	Problem Statement: Clarify maximum building height language in terms of where measurement is applied to for setback purposes to be consistent with current practices Requested Action: Revise language in Minimum Building Setbacks table to clarify that height is measured to the beginning of roofline when determining setbacks.
53.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	Problem Statement: FEMA requirements for elevating new homes in Special Flood Hazard Areas creates conflicts with building height to beginning of roofline and setbacks when the new home is designed with a garage on the ground floor with habitable floors directly above resulting in significant increases in required setbacks for minimal increases in building height to beginning of roofline. Requested Action: Add an additional layer of increased setbacks based on increased building height to beginning of roofline to accommodate minimal increases in building height to beginning of roofline.
54.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	Problem Statement: For existing structures located in a Special Flood Hazard Area adhering to required setbacks creates conflict when elevating the structure to meet current FEMA flood elevation. Requested Action: Provide a minor encroachment option to allow an existing single-family home to be elevated to meet FEMA flood elevation when specific criteria is met.
55.	16.20.020.11	Neighborhood Suburban Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Regulatory Change	Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered. Requested Action: Revise text to remove definition of "predominant" for reduced setback and added new review criterion.
56.	16.20.020.11	Neighborhood Suburban Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Clarification	Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered. Requested Action: Revise text to define "predominant" as the midpoint between the two most common set of numbers that are within the range of numbers.
57.	16.20.020.12	Neighborhood Suburban Single-Family Districts	Regulatory Change	Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated above grade and dumpsters are not expressly referenced to being included with service areas, loading docks and mechanical equipment.

		Building and site design: Site layout and orientation		Requested Action: Indicate specified screening requirement for both elevated, and ground mounted, mechanical equipment and utility functions, and include "dumpsters" in the required uses to be located behind the front façade line of the principle structure.
58.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building and site design: Site layout and orientation	Regulatory Change	Problem Statement: The current text allows all garages to be in front of the front facade line of the principal structure. Requested Action: Amend text to only allow attached garages to encroach in front of the front façade line of the principal structure.
59.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Clarification	Problem Statement: Not clear that repetitive design requirement applies to homes within the same block Requested Action: Add "within the same block" to repetitive design regulations
60.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Clarification	Problem Statement: Repetitive design regulations not clear on required differences for architectural details Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.
61.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Regulatory Change	Problem Statement: Repetitive design regulations not clear on the determination of substantially similar architectural styles. Requested Action: Include text to state that substantially similar architectural styles do not include homes with different number of stories.
62.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building and Site Design: Building Style	Regulatory Change	Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes. Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.
63.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Regulatory Change	Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers. Requested Action: Provide language that allows blank facades up to 20-feet in width on rear and interior side facades located in the rear one-third of the lot.
64.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Clarification	Problem Statement: Currently no reference to the definition of "fenestration" is provided. Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.
65.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Regulatory Change	Problem Statement: Window trim for structures in NS districts have not been held to the same architectural standards as window trim on structures in NT districts. Requested Action: Add the same requirements for window trim consistent with the architectural style of the structure as required for NT zoned properties.
66.	16.20.020.12	Neighborhood Suburban Single-Family Districts Garages	Regulatory Change	Problem Statement: Existing text requiring a projecting entryway for homes with garages that comprise more than 40% of linear frontage of the façade does not clearly state that the projecting entryway be provided on the front facade. Requested Action: Change text to require a porch connected to the principal entry with a minimum projection of 5-feet in front of the front façade line of the principal structure.
67.	16.20.020.12	Neighborhood Suburban Single-Family Districts Garages	Clarification	Problem Statement: Requirements for decorative elements on garages does not account for structures facing the streetside and does not expressly state that detached garages are included. Requested Action: Add text to include structures facing the streetside and to include detached garages.
68.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	Problem Statement: Exception to the requirement for consistent building materials on one-story covered patios or screen enclosures located at least 10-feet behind the front façade is too limited. Requested Action: Allow for pergolas and sunrooms to be exempt from this requirement when meeting the necessary criteria.
69.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	Requested Action: Requests to convert existing covered patios and solid roofed screen enclosures to living space have restricted desired development and resulted in a high volume of design variances. Problem Statement: Add text to allow the conversion of an existing covered patio, or similar, to be exempt from matching the roof style of the principal structure.
70.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers. Requested Action: Provide text that allows for multi-story accessory buildings to contain a blank area up to 20-feet in width
71.	16.20.030.5	Neighborhood Suburban Multifamily Districts Maximum development potential	Consistency	Problem Statement: It is not explicitly stated that when developing an NSM property utilizing NTM provisions that the "Applicability" requirements for NTM zoned properties including that the property has frontage on a Major Street with alley access apply. Requested Action: Include "applicability" with the language that allows NSM properties to utilize NTM provisions.
72.	16.20.030.10	Neighborhood Suburban Multifamily Districts	Regulatory Change	Problem Statement: NSM provisions allow for administrative approvals for reduced front and side yard setbacks on NSM zoned properties when certain criteria is met. Staff has not received any requests for administrative approvals of reduced side yard setbacks and it is impractical for staff to be able to assess existing side yard setbacks.

		Setbacks consistent with established neighborhood patterns		Requested Action: Revise the criteria for administrative approvals of reduced front yard setbacks and revise the text to indicate that only a reduced front yard setback can be administratively requested and granted provided certain criteria are met.
73.	16.20.030.10	Neighborhood Suburban Multifamily Districts Setbacks consistent with established neighborhood patterns	Consistency	Problem Statement: The first paragraph of this section indicates that reduced setbacks may be approved administratively when certain criteria are met, which is the current practice. However, the last paragraph indicates that variance approval is required by the Community Planning and Preservation Commission, which is incorrect.
74.	16.20.060.7	Corridor Residential Traditional Districts Building Design		Requested Action: Remove the last paragraph indicating that variance approval is required by the Community Planning and Preservation Commission.
75.	16.20.060.7	Corridor Residential Traditional Districts Building Design	Regulatory Change	Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated for flood protection.
76.	16.30.030	Artist Enclave		Requested Action: Indicate specified screening requirement for both elevated, and ground mounted, mechanical equipment and utility functions.
77.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards	Regulatory Change	Problem Statement: Existing design regulations are not consistent with the traditional development pattern.
78.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards		Requested Action: Provide additional porch and building form building design regulations.
79.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards	Consistency	Problem Statement: Current Artist Enclave land use restrictions within NT-1 and NT-2 zoning district have been too restrictive and updated state regulations have resulted in necessary amendments to the City code.
80.	16.40.090.3.3	Development standards for private one- and two-family properties Sidewalks located within adjoining right-of-way		Requested Action: Update text to remove limits on number of appointments and instructional classes permitted, number of students allowed in each class, and to allow increase the number of assistants permitted at the property from one to two.
81.	16.40.090.3.3	Development standards for private one- and two-family properties Sidewalks located within adjoining right-of-way	Regulatory Change	Problem Statement: Existing regulation permits a 6-foot opaque wall or fence in the front yard can negatively impact the streetscape and neighborhood character.
82.	16.40.090.3.5	Parking Garages Design Standards		Requested Action: Modify regulation to permit a 6-foot wall or fence with the "top 2-feet being open".
83.	16.40.140.4.2	Subdivisions Sidewalks	Regulatory Change	Problem Statement: An increase in fences utilizing non-traditional and reflective materials has been generally responded to negatively by community stakeholder groups.
84.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties		Requested Action: Provide text that states for fencing materials "metal shall have an exterior finish that is not shiny or reflective. The use of metal roofing or siding materials is prohibited."
85.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties	Clarification	Problem Statement: Required development of sidewalks where inconsistent with surrounding development pattern has resulted in a high volume of requested variances.
86.	16.40.060.2.1.2	Landscaping and irrigation; tree protection		Requested Action: Include language to provide a payment in lieu option for sidewalks to be granted by the POD when specific criteria is met.
84.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties	Regulatory Change	Problem Statement: The use of palm trees as shade trees does not meet the intent of the land development regulations but is not stated within the code.
85.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties		Requested Action: Include text to state "Palm trees shall not be substituted for shade trees."
86.	16.40.060.2.1.2	Landscaping and irrigation; tree protection	Regulatory Change	Problem Statement: An incorrect reference to the NT-2 minimum lot area is made.
87.	16.40.060.2.1.2	Landscaping and irrigation; tree protection	Regulatory Change	Requested Action: Rectify the error.
88.	16.40.060.2.1.2	Landscaping and irrigation; tree protection	Regulatory Change	Problem Statement: Installation of mulch and non-organic mulch in required side yard swales results in the mulch washing out of the swale during major rain events.

		Additional Requirements for new and existing one- and two- unit residential properties: Mulch		Requested Action: Add text stating: "or in a required drainage area."
87.	16.40.060.2.1.2	Landscaping and irrigation; tree protection Additional Requirements for new and existing one- and two- unit residential properties: Mulch	Regulatory Change	Problem Statement: References to limitations on the installation of mulch are provided for the front and street side yard, but not for interior and rear yards or within the buildable area.
				Requested Action: Include text that states organic mulch with no landscaping can be used with certain limitations in the front yard and without limitations in the buildable area and within interior side and rear yards.
88.	16.40.060.2.1.2	Landscaping and irrigation; tree protection Additional Requirements for new and existing one- and two- unit residential properties: Landscaping adjacent to mechanical equipment on site	Clarification	Problem Statement: Reference to the location being inadequate for landscaping in nonproductive to the intent of this regulation.
				Requested Action: Remove unnecessary text in this section.
89.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements	Clarification	Problem Statement: Current text exclusively refers to green yards in front yard.
				Requested Action: Revise text to include all setbacks rather than front yard setbacks only.
90.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Green yard, exterior	Regulatory Change	Problem Statement: IT and NTM zoning districts are not included in the appropriate line of the provided chart.
				Requested Action: Include the IT and NTM zoning districts in the green yard landscaping chart to provide 1 shade tree per 35 linear ft. or fraction above half thereof.
91.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Foundation Landscaping	Regulatory Change	Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for foundation landscaping.
				Requested Action: Include the IT and NTM zoning district in the applicable foundation landscaping section.
92.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Vehicular use landscaping	Regulatory Change	Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for vehicular use landscaping and screening requirements .
				Requested Action: Include the IT and NTM zoning district in the applicable vehicular use landscaping and screening requirements sections.
93.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Landscaping adjacent to mechanical equipment on site	Clarification	Problem Statement: Reference to the location being inadequate for landscaping in nonproductive to the intent of this regulation.
				Requested Action: Remove unnecessary text in this section.
94.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Landscaping within adjoining right-of-way	Regulatory Change	Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for landscaping within the adjoining rights-of-way
				Requested Action: Include the IT and NTM zoning district in the applicable landscaping within the adjoining rights-of-way section.
95.	16.40.060.2.1.6	Landscaping and Irrigation; Tree Protection Landscape Specifications: Trees, Palm	Regulatory Change	Problem Statement: Substituting palm trees with shade tree planting requirements is permitted within all districts, resulting in a further reduction shade trees in residential districts than anticipated.
				Requested Action: Exclude single-family districts from being permitted to substitute required shade trees with palm trees.
96.	16.40.060.2.1.6	Landscaping and Irrigation; Tree Protection Landscape Specifications: Unprotected Trees	Clarification	Problem Statement: Per UF/IFAS Camphor trees are an invasive species.
				Requested Action: Include the Camphor (<i>Cinnamomum Camphora</i>) to the existing list of unprotected trees.
97.	16.40.060.3.1	Landscaping and Irrigation; Tree Protection Maintenance of trees and vegetation for all properties within the City	Regulatory Change	Problem Statement: Existing text requires landscape management plans to be designed by a landscape architect and approved by the UF Institute of Food and Agricultural Science (IFAS), this requirement has proven to be unfeasible in many scenarios.
				Requested Action: Remove the requirement for management plans to be designed by a landscape architect with approval from the UF IFAS.
98.	16.50.010.5.1	Accessory Dwelling Lot Requirements	Regulatory Change	Problem Statement: Existing lot requirements for ADU's in the suburban zoning districts restrict otherwise feasible development on key parcels intended to be included as ADU eligible parcels.
				Requested Action: Allow ADUs on lots in NS districts located on an alley with at 4,500 sq. ft. of lot area and on corner lots that meet the minim lot area requirement.
99.	16.50.010.5.2	Accessory Dwelling Building and site requirements	Clarification	Problem Statement: Maximum area for ADU's is not referenced as "gross" floor area resulting in interpretation conflict.
				Requested Action: Amend text to specifically state that maximum area is based on the gross floor area.
100.	16.50.010.5.2	Accessory Dwelling Building and site requirements	Regulatory Change	Problem Statement: Current regulations allow all enclosed parking spaces to be excluded from maximum floor area, resulting in the potential for excessively sized structures.

				Requested Action: Allow for a maximum of 200 square feet of gross floor area per required parking space to be excluded from the maximum floor area permitted, up to a maximum of three parking spaces.
101.	16.50.010.5.2	Accessory Dwelling <i>Building and site requirements</i>	Regulatory Change	Problem Statement: The existing side yard setback for ADU's in suburban zoning districts is 10-feet, resulting in further limitations on development potential.
				Requested Action: Allow ADUs to have a 7.5-ft side setback when the property is located off an alley.
102.	16.50.020.4.1	Accessory Structures and Ancillary Equipment <i>Accessory storage and gardening structures and carports</i>	Clarification	Problem Statement: Gardening structures are not specifically referenced in relation to design exemptions for accessory structures.
				Requested Action: Include gardening structures in the existing design exemptions for accessory structures.
103.	16.50.020.4.2	Ancillary Equipment <i>Development standards within traditional and suburban zoning districts</i>	Consistency	Problem Statement: Currently, in flood zones ancillary equipment is required to be one foot above the minimum base flood elevation, which is below the minimum design flood elevation.
				Requested Action: Require ancillary equipment to be consistent with the design flood elevation.
104.	16.50.020.4.2	Ancillary Equipment <i>Development standards within traditional and suburban zoning districts</i>	Clarification	Problem Statement: Currently, screening and landscaping requirements for ancillary equipment for traditional and suburban districts is located in the landscaping and irrigation section of the code.
				Requested Action: Provide the screening and landscaping requirements for ancillary equipment within traditional and suburban districts within the ancillary equipment section of the code.
105.	16.50.020.4.2	Ancillary Equipment <i>Development standards within all other districts</i>	Clarification	Problem Statement: Screening requirements for ancillary equipment do not specify that materials shall be architecturally compatible and does not require fences to be a specific height when used for screening.
				Requested Action: Require fences used for screening of ancillary equipment to be 6-feet in height, and require other materials proposed for screening to be architecturally compatible.
106.	16.50.180.1	Home Occupation	Consistency	Problem Statement: Updated state regulations regarding home occupations have resulted in necessary amendments to the City code.
				Requested Action: Make necessary updates to remain consistent with state regulations.
107.	16.60.010.6	Height Measurement	Regulatory Change	Problem Statement: Within Zone VE of special flood hazard areas the Florida Building Code requires the lowest horizontal structural members supporting the lowest floor to be provided at or above the design flood elevation which pushes the building height up by approximately 2-feet.
				Requested Action: Add provision to accommodate an additional 2-feet of building height within Zone VE of special flood hazard areas.
108.	16.60.010.6	Height Measurement	Clarification	Problem Statement: Measurement of building height is confusing for nonstandard roof configurations (e.g. shed, mono-pitch).
				Requested Action: Provide a series of examples to illustrating how building height is calculated for alternative roof configurations.
109.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Regulatory Change	Problem Statement: Several existing encroachments require additional details and/or constitute changes to the intensity of permitted encroachment.
				Requested Action: Make the necessary amendments to structure/improvement details and additional chart details.
110.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Regulatory Change	Problem Statement: Currently an outdoor barbecue is allowed to encroach into required setbacks up to the property line which creates a fire hazard for abutting neighbors.
				Requested Action: Revise the allowable encroachment to permit outdoor barbeques to be no closer than 5 feet to property line and expand the definition to include outdoor kitchens.
111.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Clarification	Problem Statement: Bay windows utilizing the allowable encroachment are not permitted to have a footer, however, the code does not clearly state a minimum elevation required.
				Requested Action: Clarify that the minimum elevation required for a Bay window to utilize the allowable setback encroachment is 12-inches above the finished floor of the main floor.
112.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Clarification	Problem Statement: The table of allowable encroachments does not clearly specify that the "Canopy, vehicular" allowable encroachment is intended for vehicular canopies for commercial uses.
				Requested Action: Add the word "commercial" to the entry for "Canopy, vehicular" and add the word "use" to the entries for "Carports, commercial" and "Carports, residential" for clarification.
113.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Regulatory Change	Problem Statement: Applicants utilizing the allowable encroachments for decks, patios, porches and screen enclosures have proposed solid walls on a side of the structure within the required setback area which is not the intent of the allowable encroachments for decks, patios, porches and screen enclosures that are typically open except for the side abutting the principal structure.
				Requested Action: Add text to the chart indicating that decks, patios, porches and screen enclosures utilizing the allowable encroachments are open on a minimum of three sides, excluding support columns.
114.	16.60.050.2	Setbacks, Allowable Encroachments <i>Allowable encroachments and setbacks</i>	Regulatory Change	Problem Statement: The allowable setback encroachment for a covered patio is listed as 7.5-ft for street side and rear yard setbacks only when an allowable setback encroachment for the interior side is permitted for screen enclosures with a solid roof.
				Requested Action: Add interior side yard to the list of required yards that covered patios may encroach into and revise the allowable encroachment to be 5-ft to property line.
115.	16.60.050.2	Setbacks, Allowable Encroachments	Regulatory Change	Problem Statement: The code does not prescribe a maximum limit on the height above existing grade or the top of a seawall for screen enclosures utilizing the allowable setback encroachments.

		Allowable encroachments and setbacks		Requested Action: Add text to the chart indicating that screen enclosures utilizing the allowable setback encroachments are limited to no more than 12-inches above existing grade or the top of a seawall.
116.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Garage setbacks for properties zoned NS are located on an alley are required to meet a 20-ft rear setback if connected to the principal structure and 10-ft rear setback when detached with no allowable encroachments permitted. Allowing garages located off an alley to encroach into the rear setback will encourage more garages in NS districts to face the alley or be in the rear portion of the lot.</p> <p>Requested Action: Add a Rear Yard allowable setback encroachment for garages that are side-loaded or face an alley within NS districts.</p>
117.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Clarification	<p>Problem Statement: Current language for shed setback encroachment in the rear 20-ft of lots is confusing and inconsistent. One pre-constructed shed, limited to 100 sq. ft. in size and 10-ft in height, is permitted within the rear 20-ft of interior lots with a zero-foot setback on all sides.</p> <p>Requested Action: Revise text to clearly state that the shed can have zero-foot setbacks on all sides in the rear 20-ft of the lot.</p>
118.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Wooden platforms required for energy meters on new homes in flood zones typically encroach into the required side yard setback. Staff has been utilizing the stoop encroachment and steps, stairs encroachment to allow the platform in the side setback when it is no more than 3-ft above grade with a minimum 4-ft side setback. Generally, the wooden platforms exceed this requirement and a variance is needed to allow the platform within the side setback.</p> <p>Requested Action: Add allowable encroachments for wooden platforms for energy meters for properties located in a flood zone.</p>
119.	16.70.010.5	Applications and Procedures Rehearing	Clarification	<p>Problem Statement: The ability to request a rehearing includes appellants and registered opponents, however, this is not specifically stated in the text for rehearsals.</p> <p>Requested Action: Add appellant and registered opponent to the provisions for rehearsals.</p>
120.	16.70.030.1.2	Zoning Permits Dock Permit	Regulatory Change	<p>Problem Statement: Existing language requires property owners within 200-ft along both sides of the waterway to be notified of a dock permit side setback waiver request allowing unaffected property owners to object to the request.</p> <p>Requested Action: Revise the language so that only the property owners within 200-ft, measured along the waterway, on the side of the setback waiver request are notified.</p>
121.	16.70.040.1.8.	Planning and Zoning Decisions Reasonable Accommodations	Regulatory Change	<p>Problem Statement: Currently, there is no process for reasonable accommodations for persons with disabilities provided within the City Code.</p> <p>Requested Action: Add a new section to establish a uniform mechanism to process requests for reasonable accommodation to the City's land development regulations for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").</p>
122.	16.90.020.3	Definitions	Clarification	<p>Problem Statement: The definition of "architectural detail" does not include references to various types of architectural details.</p> <p>Requested Action: Add additional types of architectural details permitted to be utilized to the definition.</p>
123.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "bay window."</p> <p>Requested Action: Include the following definition for bay window: a window or windows projections from the exterior of a building creating a bay and contains a minimum of 50% glass on the surface of the projecting bay.</p>
124.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "chimney."</p> <p>Requested Action: Include the following definition for chimney: an architectural feature connected to a fireplace with a flue that extends above the roof line.</p>
125.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "covered patio."</p> <p>Requested Action: Include the following definition for covered patio: a patio or deck that is covered by a solid roof.</p>
126.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "pergola."</p> <p>Requested Action: Include the following definition for pergola: a perforated roof structure consisting of cross beams and support columns with a minimum of 50% open to the sky.</p>
127.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "screen roof screen room."</p> <p>Requested Action: Include the following definition for screen roof screen room: a structure with the walls and roof consisting of screen or similar materials</p>
128.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "solid roof screen room."</p> <p>Requested Action: Include the following definition for solid roof screen room: a structure that consists of a solid roof with screened in walls.</p>

129.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "shade sail."</p> <p>Requested Action: Include the following definition for shade sail: a fabric or similar material that is stretched between several anchor points.</p>
130.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "sunroom."</p> <p>Requested Action: Include the following definition for sunroom: a glass enclosed room, may have a glass roof.</p>

ORDINANCE NO. – 611-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; CLARIFYING USES IN THE NT-3 DISTRICT; AMENDING PROVISIONS RELATED TO DEVELOPMENT POTENTIAL, BUILDING ENVELOPE, INCLUDING SETBACKS, AND BUILDING AND SITE DESIGN IN THE NT, NTM-1, NS, AND NSM DISTRICTS; AMENDING PROVISIONS RELATED TO BUILDING DESIGN IN THE CRT DISTRICTS; AMENDING USE RESTRICTIONS IN ARTIST ENCLAVE OVERLAY DISTRICTS; AMENDING FENCE, WALL AND HEDGE REGULATIONS; AMENDING LANDSCAPING AND TREE PROTECTION REGULATIONS; AMENDING PARKING AND LOADING DESIGN STANDARDS; AMENDING SIDEWALK REGULATIONS TO CREATE A PAYMENT-IN-LIEU OPTION, INCLUDING PROCEDURES; AMENDING DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS; AMENDING DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES AND ANCILLARY EQUIPMENT; AMENDING HOME OCCUPATION REGULATIONS, INCLUDING USE RESTRICTIONS; AMENDING PROVISIONS RELATED TO HEIGHT MEASUREMENT; AMENDING PROVISIONS RELATED TO ALLOWABLE ENCROACHMENTS AND BUILDING SETBACKS; AMENDING PROCEDURES RELATED TO REHEARING REQUESTS; AMENDING PROCEDURES RELATED TO DOCK PERMITS; CREATING A NEW APPLICATION AND REVIEW PROCESS FOR REASONABLE ACCOMMODATIONS IN ZONING REQUESTS; PROVIDING FOR NEW AND REVISED DEFINITIONS; REVISING EXISTING GRAPHICS AND ADDING NEW GRAPHICS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.20.010.4.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.4.3. Neighborhood Traditional Single-Family-3 (NT-3).

The NT-3 district reflects the character of several traditions. Lot widths are larger, ranging between 60 and 65 feet. These areas are typically adjacent to large public parks utilized for numerous City-wide events generating large crowds, high volumes of traffic and other disruptions not typical for most neighborhoods. The architectural legacy and alley network are similar to NT-2 areas. The development pattern typically features greater front and side yard building setbacks than the NT-2 district. ~~The NT-3 district generally allows the same uses as NT-1 and NT-2, with the exception that accessory dwelling units, such as garage apartments, are not permitted.~~

SECTION 2. Section 16.20.010.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit and 1 accessory unit per lot ⁽¹⁾)	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential floor area ratio exemption. The FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500 sf of the floor area of any accessory dwelling unit located in the rear one-third of the property.

(3) Residential floor area ratio bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.

a. One story covered front porch with a separate roof structure with a minimum width of 60 percent of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

b. Elevate front porch an additional six-inches totaling a minimum of 18-inches above existing grade with a maximum building height to beginning of roof line of 22-feet and maximum building height to top of roof peak of 30-feet: 0.03 bonus.

c. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire façade, and .005 bonus for every 1 foot of additional front setback of at least one third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least six feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

d. Additional second story side setbacks: .01 bonus for every one foot of additional side setback of the entire façade, maximum 0.05 bonus per side.

e. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage sf): 0.05 bonus.

f. Minimum 20-foot separation between the rear of the principal structure and detached accessory structure or 20-foot separation on the second floor creating an opening between the front portion of the principal structure and the rear portion of the principal structure: 0.05 bonus.

ge. Reduction of the height of both the peak and roofline of a two-story building from the maximum allowed height: 0.02 bonus per foot.

hf. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.

ig. Side façade articulation: side façades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.

jh. Front façade articulation: front façades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade: ~~0.06 bonus for each additional foot, maximum 0.10 bonus~~.

ki. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.

lj. One story—principal structure: 0.15 bonus.

mk. One story—all structures: 0.20 bonus.

nl. Style, materials and detailing consistent with an architectural style in St. Petersburg's Design Guidelines for Historic Properties: 0.10 bonus.

om. Planting of larger shade trees between the front façade and the curb—four inches min caliper measured six inches above grade, spread eight ~~inches~~ feet to—ten ~~inches~~ feet, height 14 feet to 16 feet, 100 gallon container grown: 0.01 bonus per tree, maximum 0.02 bonus.

pp. Preservation of existing Grand tree located on private property during construction of a new principal structure: 0.02 bonus per tree, maximum 0.04 bonus. A tree preservation plan prepared by a Certified Arborist shall be provided prior to permit issuance, to include details of methods to protect and preserve the vitality of the Grand Tree, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots.

qn. LEED or Florida Green Building: 0.05 bonus.

re. Solar ready: 0.02 bonus. 0.01 bonus for installing 200 AMP electric panel and conduit running to roof for future solar installation. This bonus cannot be combined with FAR bonus s. for solar installation.

s. Solar installation: 0.01 bonus per Kilowatt installed, maximum 0.03 bonus.

t. Electric car charging station: 0.01 bonus

u. Quality materials used throughout all structures: Solid wood siding, columns, balustrades, trim, awnings and brackets; brick; stone; wrought iron: 0.05; Brick or stone veneer, hardi board and brickface: 0.03.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

SECTION 3. Section 16.20.010.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.6. Building envelope: Maximum height and minimum setbacks.

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.

Refer to technical standards regarding measurement of building height and height encroachments.



Minimum Building Setbacks

Building Setbacks		NT-1 and 2		NT-3		NT-4	
		If building height beginning of roof line is less than or equal up to 18 ft.	If building height beginning of roof line is + greater than 18 ft. up to 24 ft.	If building height beginning of roof line is greater than-is up to 24 ft.	If building height beginning of roof line is less than or equal is up to 24 ft.	If building height beginning of roof line is ever greater than 24 ft.	If building height beginning of roof line is up to 24 ft.
Front yard	Stoop	15 ft. or M	15 ft. or M	35 ft.	20 ft. or M	40 ft.	9 ft. or M
	Open Porch ⁽¹⁾	18 ft. or M	18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M
	Building	25 ft. or M	25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M
Interior side yard	For lots greater than 60 ft. in width	6 ft. or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M
	For lots equal to or less than 60 ft. in width	10 percent of lot width ⁽²⁾ or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M
Street side yard		12 ft. or M	12 ft. or M	16 ft.	15 ft. or M	22 ft.	8 ft. or M
Rear yard, with alley	For alleys equal to or greater than 16	6 ft. or M	6 ft. or M	20 ft.	6 ft. or M	20 ft.	5 ft. or M

ft. in width							
For alleys less than 16 ft. in width	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	8 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.
Rear yard, no alley	10 ft. or M	10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:

- (1) Open porches are limited to a one story covered porch with or without a second story uncovered porch; two story covered porches shall meet the principal structure setback.
- (2) For properties that are 50 feet or less in width, the minimum side yard building setback shall be five feet. M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:
 - (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
 - (b) No portion of the encroachment shall exceed 24 feet in height;
 - (c) In no case shall any encroaching structure be closer to a property line than four feet.

Refer to the dimensional regulations and lot characteristics and height, maximum allowable and encroachments sections (currently 16.60.010 and 020) for yard types and setback encroachments.

For properties located in a Special Flood Hazard Area, encroachments into normally prescribed setbacks may be allowed in order to accommodate an existing single-family home being elevated to meet the required FEMA design flood elevation provided:

- (a) Any additions to the existing building footprint, stairways or elevated decks must meet the normally prescribed setbacks; and
- (b) The Interior Side Yard setback shall be a minimum of three feet.

Enclosing porches in the front yard setback is regulated by the general development standards.

The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply.‡

Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.



Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NT-1 and 2	NT-3	NT-4
All yards (including waterfront)	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

SECTION 4. Section 16.20.010.10 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.10. Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed. To qualify for a reduced front yard setback at least 50 percent of the structures in the block face on both sides of the street in which the development is proposed must have a front yard setback that is less than current requirements and the reduced front yard setback that may be approved shall be the average front yard setback of those structures.~~
2. FAR will be based on ~~predominant building~~ the median FAR established in the block ~~and on the block face on both sides of the street~~ in which the development is proposed based on the property appraisers records.
3. ~~Predominant shall mean equal to or greater than 50 percent.~~
4. These are administrative approvals appealable only by the property owner.

SECTION 5. Section 16.20.010.11 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.11. Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure, landscaping or a 6-foot-tall decorative fence or wall.
3. Accessory structures (including sheds) shall be located behind the front façade of the principal structure.

Vehicle connections and parking.

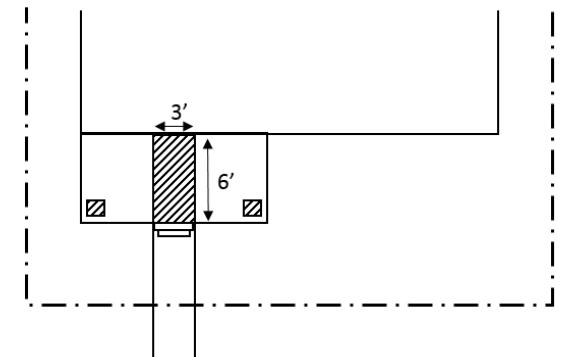
1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:
 - a. Driveways shall be accessed off of an alley and garage doors shall face the alley;
 - b. Where no alley exists, one driveway shall be permitted driveways, and garage doors shall face the side street or rear of the property and shall be restricted to the rear one-third of the lot;
 - c. Where access via the rear third of the lot is not possible and/or the alley is unable to be traversed with a vehicle due to physical obstructions or barriers, one driveways shall be permitted, and garage doors shall be permitted within the front two-thirds of the lot facing the side street;
 - d. In the absence of an alley and a side street, a one single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Required parking shall be allowed only behind the front façade line of the principal structure, including the porch, if any.
2. When a driveway is allowed in the front yard, not more than one curb cut shall be allowed for each property except as follows:
 - a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and
 - b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and

- c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

Porches and pedestrian connections.

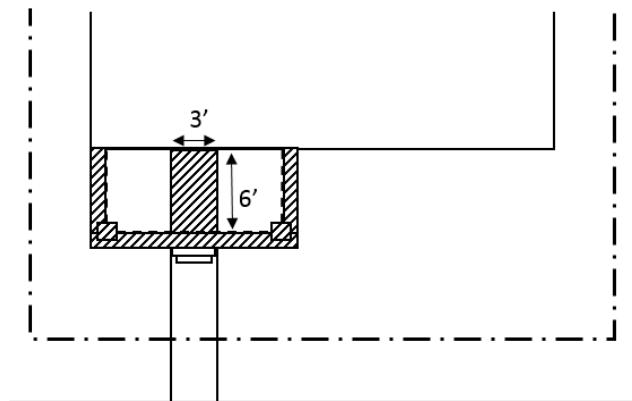
1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk except when the structure faces a major street which does not allow on-street parking in front of the property. The connection between the public sidewalk and the curb is not required where the existing grades prevent compliance with ADA minimum slope requirements.
2. Where a driveway exists in the legal front yard, the required sidewalk from the principal entry may be connected to the driveway in lieu of the connection to the street.
3. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (measured from the front façade of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area. The POD may approve a reduction in the minimum size requirement or other entry alternatives such as a stoop or portico if consistent with certain architectural styles.
4. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

Porch Dimension Requirement:
Example without Railing



██████████ This area excluded from the minimum floor area requirement of 48 sq ft

Porch Dimension Requirement:
Example with Railing

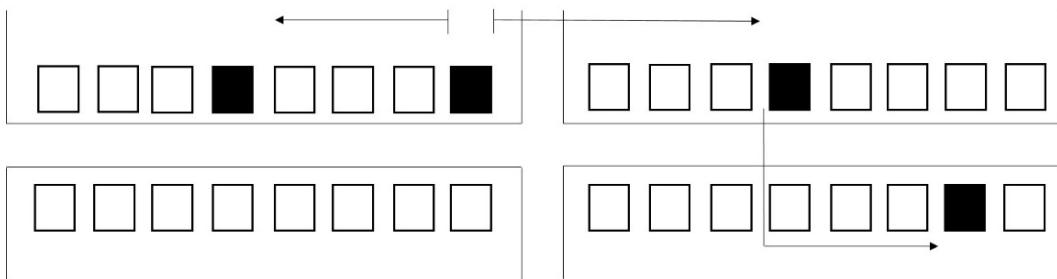


 This area excluded from the minimum floor area requirement of 48 sq ft

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest, and shall be consistent with the chosen architectural style.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See architectural and building design section, currently Section 16.40.020.
2. Design of homes on the within the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1) architectural style, 2) roof form (principal or porch), 3) materials, 4) architectural details (doors, windows, columns, and porches), and 5) front façade height and front façade width.



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers. For Certified Affordable/Workforce Housing, the required minimum elevation shall be 8-inches, and the pedestrian walkway at the entrance may be graded to allow zero step entrance in accordance with the City Visitability ordinance, provided that all other areas of the porch meet the 8-inch minimum above the abutting finished grade.
2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank façades, and no portion of a façade shall contain a blank area greater than 16 feet in width, except ~~that as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the façade is not visible from a right-of-way, excluding alleys.~~ Garages located at the rear one-third of the lot may have blank façades but not on the street side. ~~No portion of a façade shall contain a blank area greater than 16 feet in width.~~
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For Certified Affordable/Workforce Housing, the primary and secondary street façades minimum shall be 20 percent and the interior side yard façade minimum shall be 15 percent.

Refer to Section 16.90.020 for the definition of fenestration and architectural details.

For yards on through-lots see the dimensional regulations and lot characteristics section.

3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way, excluding alleys. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style. No portion of any façade visible from a right-of-way, excluding alleys, shall contain a blank area greater than 16 feet in width.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. ~~Windows shall not be flush mounted.~~ Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows

recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.

6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian. The requirements relating to garage doors do not apply to garage doors facing alleys.

1. Garage doors facing the primary street:
 - a. Shall be located at least ten feet behind the front façade line of the principal structure. In the NT-1, NT-2 and NT-4 districts, this distance shall be measured from the front of the front porch, if any.
 - b. Shall not exceed 40 percent of the linear frontage of the façade of the principal structure and shall have decorative garage doors. Decorative garage doors shall include raised panels with decorative hardware and/or glazing, or other designs approved by the POD which serve to visually break up a blank door.
2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:
 - a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.
 - b. Shall not exceed 40 percent of the linear frontage of the façade of the principal structure.
 - c. Shall be decorative garage doors or feature at least one of the following enhancements: an arbor system surrounding the garage doors, or a projecting balcony, cupola, or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios, pergolas, sunrooms, or screen enclosures located at least ten feet behind the front façade of the principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features. Conversion of an existing covered patio, screen enclosure with solid roof, or sunroom to enclosed habitable space is exempt from matching the roof style of the principal structure.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures,

and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards for accessory structures.

1. Detached accessory structures, such as garages and garage apartments, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, there shall be no blank facades on the second story and no portion of an exterior wall on any floor may contain a blank area greater than 1620-feet in width.

SECTION 6. Section 16.20.015.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015.3. - Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies with a maximum of 4-units per building. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

SECTION 7. Section 16.20.015.4 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015.4. - Maximum development potential.

* * *

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity

Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity ^{1,2,3}	
Intensity, Maximum: Residential ⁴	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR

¹ Maximum intensity does not include FAR bonuses, which are calculated separately.

² Includes any enclosed space *above* the required design flood elevation line; excludes that portion of the enclosed space that is *below* the required design flood elevation line.

³ Does not include the first 200 square feet of enclosed garage per unit.

⁴ Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places - 0.40 FAR.

FAR Bonuses	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum: 0.10 bonus.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready <u>bonus for installing 200 AMP electric panel and conduit running to roof for future solar installation. This bonus cannot be combined with FAR bonus j. for solar installation.</u>	<u>0.02 0.01</u>
j. Solar installation: 0.01 bonus per Kilowatt installed, maximum 0.03 bonus.	Variable, 0.03 max
k. Electric car charging station.	<u>0.01</u>
Additional Notes:	

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.

SECTION 8. Section 16.20.015.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015.5. - Building envelope: height, setback, and width.

TABLE 16.20.015.5.a: Maximum Building Height

Building Height¹	
Principal Structure	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
Accessory Structure(s)	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments.	

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ^{4,5}	5-feet or M
Side, Street ^{4,5}	8-feet or M
Rear, Alley	22-feet, including width of alley
Rear, No Alley	<u>10-feet</u>
Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:	

<p>(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.</p>
<p>² Refer to technical standards regarding measurement of building setbacks and setback encroachments.</p>
<p>³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.</p>
<p>⁴ Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places - Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.</p>
<p>⁵ <u>Where the side abuts an alley, there shall be a minimum of 22-feet provided for vehicular back-out including the width of the alley.</u></p>

TABLE 16.20.015.5.c: Maximum Building Width

Accessory Dwelling Unit (ADU)	Not applicable
Residential ¹	40-feet maximum
Non-Residential	Not applicable

¹ A residential building with one dwelling unit may exceed 40-feet in building width.

SECTION 9. Section 16.20.015.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015.7. - Entrances.

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

TABLE 16.20.015.7: Entrances^{1,2}

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.

Bungalow Court	Each main entrance shall face the shared court, except cottages abutting the primary street shall have their main entrance facing the primary street.
¹ <u>Any additional buildings that are located behind the front building are not required to have entrances facing a street. If an existing building is expanded to accommodate additional dwelling units and is on a corner lot, it shall be permitted to have two entrances facing the primary street and two entrances facing the non-primary street.</u>	
⁴² <u>Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.</u>	

SECTION 10. Section 16.20.015.8 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015.8. - Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and national historic districts.

1. Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

Building layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. For residential uses with three or more units, a 3-foot by 3-foot paved pad shall be provided adjacent to the alley for placement of a solid waste container. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure, landscaping, or a 6-foot-tall decorative fence or wall.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to four units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1). For non-residential and projects exceeding four units, refer to the landscape regulations for development and redevelopment of non-residential and multi-family property (currently Section 16.40.060.2.1.3).

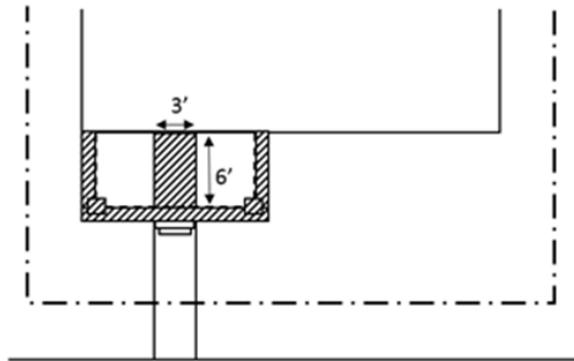
Vehicle connections and parking.

1. All parking shall be accessed from a public alley. For residential uses with three or more units, the alley shall be paved. If an existing alley is unpaved, the applicant shall be responsible for paving the alley behind the property to the nearest street.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Required parking shall comply with 16.10.020.1, but in no case shall there be less than one parking space per unit.
5. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

Porches and pedestrian connections.

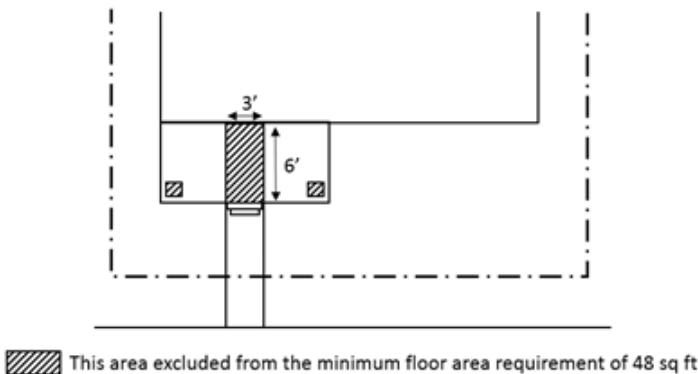
1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area. The POD may approve a reduction in the minimum size requirement or other entry alternatives such as a stoop or portico if consistent with certain architectural styles.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

**Porch Dimension Requirement:
Example with Railing**



 This area excluded from the minimum floor area requirement of 48 sq ft

**Porch Dimension Requirement:
Example without Railing**



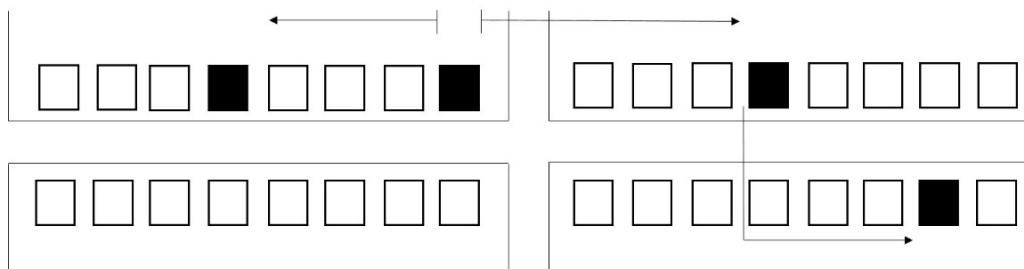
Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings within the ~~on~~ the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1) architectural style, 2) roof form (principal or porch), 3) materials, 4) architectural details (doors, windows, columns, and porches), and 5) front façade height and front façade width.

Non-Repeating Façades



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers.

2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank façades, and no portion of a façade shall contain a blank area greater than 16 feet in width, except that as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the façade is not visible from a right-of-way, excluding alleys. Garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way, excluding alleys. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.

Refer to Section 16.90.020 for the definition of fenestration and architectural details.

4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

SECTION 11. Section 16.20.020.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.7. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Refer to technical standards regarding measurement of building height.		



Maximum Building Height, Minimum Building Setbacks

Building Setbacks		NS-1			NS-2			NS-E	
		If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If beginning of roof line is greater than 24 ft.
Front Yard	Stoop	17 ft. or M	<u>20 ft. or M</u>	35 ft.	22 ft. or M	<u>25 ft. or M</u>	40 ft.	27 ft. or M	45 ft.
	Open Porch ⁽¹⁾	20 ft. or M	<u>23 ft. or M</u>	35 ft.	25 ft. or M	<u>30 ft. or M</u>	40 ft.	30 ft. or M	45 ft.
	Building	25 ft. or M	<u>30 ft. or M</u>	35 ft.	30 ft. or M	<u>35 ft. or M</u>	40 ft.	35 ft. or M	45 ft.
Interior Side Yard		7.5 ft. or M	<u>10 ft. or M</u>	15 ft.	7.5 ft. or M	<u>10 ft. or M</u>	15 ft.	15 ft. or M	25 ft.
Street Side Yard		12 ft. or M	<u>15 ft. or M</u>	20 ft.	15 ft. or M	<u>20 ft. or M</u>	25 ft.	20 ft. or M	30 ft.
Rear Yard	Principal	20 ft. or M	<u>25 ft. or M</u>	30 ft.	20 ft. or M	<u>25 ft. or M</u>	30 ft.	30 ft. or M	40 ft.
	Accessory	10 ft. or M	<u>20 ft. or M</u>	30 ft.	10 ft. or M	<u>20 ft. or M</u>	30 ft.	20 ft. or M	40 ft.
Waterfront Yard		15 ft.	<u>20 ft.</u>	20 ft.	15 ft.	<u>20 ft.</u>	20 ft.	20 ft.	20 ft.

Notes:

(1) Open porch shall be limited to a one story covered porch with or without a second story uncovered porch; a two story covered porch shall meet the principal structure setback.

M (minor encroachment). Minor encroachments into the normally prescribed setbacks may be allowed so that an addition may align with the side of the existing structure, provided:

- (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
- (b) No portion of the encroachment shall exceed 24 feet in height;
- (c) In no case shall any setback be less than four feet.

For properties located in a Special Flood Hazard Area, encroachments into normally prescribed setbacks may be allowed in order to accommodate an existing single-family home being elevated to meet the required FEMA design flood elevation provided:

- (a) Any additions to the existing building footprint, stairways or elevated decks must meet the normally prescribed setbacks, except for a Stoop which shall have a minimum Front Yard setback of 14 feet.
- (b) The minimum Front Yard setback shall be 20 feet for existing garages converted to habitable space when elevating the structure.
- (c) The minimum Interior Side Yard setback shall be three feet.

Refer to the dimensional regulations and lot characteristics and height, maximum allowable and encroachments sections (currently 16.60.010 and 020) for yard types and stoop and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.



Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NS-1	NS-2	NS-E
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All yards, including waterfront	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

SECTION 12. Section 16.20.020.11 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.11. - Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback characteristics. Approval shall be based on the following:

1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed. To qualify for a reduced front yard setback at least 50 percent of the structures in the block face on both sides of the street in which the development is proposed must have a front yard setback that is less than current requirements and the reduced front yard setback that may be approved shall be the average of those numbers.~~
2. FAR will be based on predominant building FAR established in the block ~~and on the block face on both sides of the street~~ in which the development is proposed based on the property appraisers records.
3. Predominant shall mean ~~equal to or greater than 50 percent, the median that is within the range of numbers, if there is more than one median of numbers, the average between the medians shall be used.~~
4. These are administrative approvals appealable only by the property owner.

SECTION 13. Section 16.20.020.12 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.12. - Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building layout and orientation.

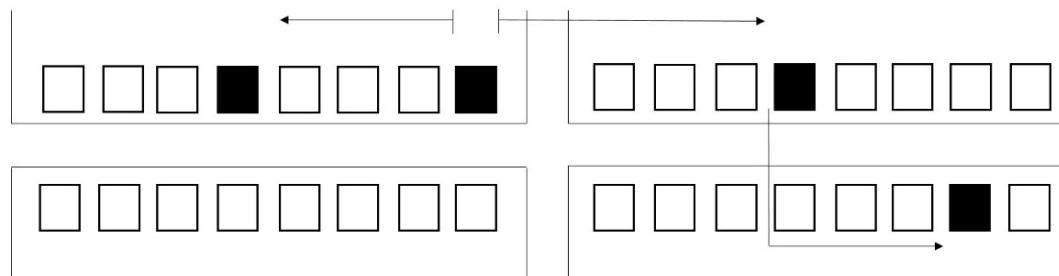
1. For nonresidential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. ~~Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.~~
2. All mechanical equipment and utility functions (for e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure, landscaping, or a 6-foot-tall decorative fence or wall.

3. Accessory structures, not including attached garages, shall be located behind the front façade line of the principal structure.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest and shall be consistent with the chosen architectural style.

Building style.

1. New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies. See architectural and building design section, currently Section 16.40.020.
2. Design of homes on the within the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1) architectural style, 2) roof form (principal or porch), 3) materials, 4) architectural details (doors, windows, columns, and porches), and 5) front façade height and front façade width.



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.

Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Providing for transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. With the exception of garages up to 15-feet in height located at the rear one-third of the lot there shall be no blank façades. No portion of a façade on any story shall contain a blank area greater than 16 feet in width, except as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the façade is not visible from a right-of-way, excluding alleys.
2. Structures which are situated on corner lots, through lots, or by the nature of the site layout have a façade which is clearly visible from rights-of-way, excluding alleys, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and

detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style. No portion of any façade visible from a right-of-way, excluding alleys, shall contain a blank area greater than 16 feet in width.

Refer to Section 16.90.020 for the definition of fenestration and architectural details.

For yards on through-lots see the dimensional regulations and lot characteristics section.

4. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.
5. Windows on the street side façades shall be evenly distributed in a consistent pattern. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Where alley access exists, alley access is highly encouraged.
2. Garage doors shall comprise no more than 60 percent of the linear frontage of the façade of the principal structure. When garage doors comprise more than 40 percent of the linear frontage of the façade, the principal structure shall feature a projecting entryway a porch connected to the principal entry that shall have a minimum projected depth a minimum of five feet in front of the front façade line.
3. Where garages, including detached garages, which project past the front or street side façade of the principal structure and have garage doors that face a the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios, pergolas, sunrooms, or screen enclosures located at least ten feet behind the front façade of the principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features. Conversion of an existing covered patio, screen enclosure with solid roof, or sunroom to enclosed habitable space is exempt from matching the roof style of the principal structure.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards for accessory structures.

1. Detached accessory structures, such as garages and garage apartments, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, there shall be no blank facades on the second story and no portion of an exterior wall on any floor may contain a blank area greater than 1620-feet in width.

SECTION 14. Section 16.20.030.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.030.5. - Maximum development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	Missing middle housing density bonus	15	N/A
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75
Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.			
A missing middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following <u>all applicable</u> dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The missing middle housing density bonus is not allowed in addition to the workforce housing density bonus.			
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.			
For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).			

SECTION 15. Section 16.20.030.10 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.030.10. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback

~~characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan.~~ Approval shall be based on the following:

1. ~~Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.~~
1. ~~To qualify for a reduced front yard setback at least 50 percent of the structures in the block face on both sides of the street in which the development is proposed must have a front yard setback that is less than current requirements and the reduced front yard setback that may be approved shall be the average of those numbers.~~
2. ~~Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.~~
2. This is an administrative approval appealable only by the property owner.

~~The property owner shall submit an application for variance to the Community Planning and Preservation Commission. If the request meets the requirements of this section, the application shall follow the procedures for streamline approval of variances. If the application does not meet the requirements of this section, the application shall be subject to the standard criteria for the granting of a variance.~~

SECTION 16. Section 16.20.060.7 of the St. Petersburg City Code is hereby amended to read as follows:

16.20.060.7. - Building design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause rear yards and rear façades to face toward abutting properties.
2. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be built on the building setback line.
 - a. For properties located within the Central Avenue Corridor Activity Center, ground floor residential dwelling units may be setback up to an additional six feet from the building setback line in fulfillment of the 60 percent requirement.
3. All service areas and loading docks shall be located behind the front façade line of the principal structure.
4. The principal structure shall be oriented toward the primary street. A principal structure on a corner property may be oriented to the secondary street so long as all street façades are articulated as primary façades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.
5. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is

compatible with the architecture of the principal structure, landscaping, or a 6-foot-tall decorative fence or wall.

6. Parking, detention and retention ponds, drainage ditches, and accessory structures shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.
7. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.

Vehicle connections.

1. Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:
 - a. Access shall be made from the alley or secondary street.
 - b. Where no alley or secondary street is present or where unique street configurations exist that will impact traffic circulation such as existing street medians, access shall occur from the primary street.

For multi-unit structures, driveways shall serve the entire complex, not individual units, and shall not be wider than one lane in each direction.

Pedestrian connections.

1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk, except when the structure faces a major street which does not allow on-street parking in front of the property. The connection between the public sidewalk and the curb is not required where the existing grades prevent compliance with ADA minimum slope requirements.
2. Each ground floor multifamily dwelling unit or commercial unit that faces a primary street shall contain an primary entry, which faces the primary street, except where entrances are provided from within an interior vestibule or hallway. The primary entry shall include decorative door surrounds, porches, porticos or stoops, or a combination thereof.
3. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground-level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrances.
4. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest and shall be consistent with the chosen architectural style.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

2. All accessory structures, including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers. For Certified Affordable/Workforce Housing, the required minimum elevation shall be 8-inches, and the pedestrian walkway at the entrance may be graded to allow zero step entrance in accordance with the City Visitability ordinance, provided that all other areas of the porch meet the 8-inch minimum above the abutting finished grade.
2. Buildings should create a width to height ratio of no more than 1:1. Buildings that exceed the width to height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

* * *

SECTION 17. Section 16.30.030.5.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.30.030.5.2. - Land use restrictions.

A. The AEOD is an overlay district and shall overlay all other zoning districts within its boundaries. Any uses permitted in the zoning district shall be permitted subject to all provisions applicable to the zoning district.

B. When located in an NT-1 or NT-2 zoning district, an AEOD home business use shall be an accessory use to any single or multi-family dwelling units where a residence is considered the principal use. The residence shall be occupied by the proprietor, or an assistant, of the AEOD home business use. In NT-1 or NT-2 zoning districts:

1. General office and neighborhood-scale retail uses.

- a. Shall be by scheduled appointment only.
- b. ~~Shall be limited to no more than four appointments per day.~~
- c. Appointments are prohibited between the hours of 7:00 p.m. and 9:00 a.m., except as may be allowed during district-wide special events.

2. For instruction and tutoring uses.

- a. ~~Classes shall be held not more than two days a week for a period not to exceed three hours per day.~~
- b. ~~Classes are must be purely incidental to the principal uses of the property.~~
- c. ~~Not more than four students are permitted to attend each class.~~

SECTION 18. Section 16.30.030.6.1 of the St. Petersburg City Code is hereby amended to read as follows:

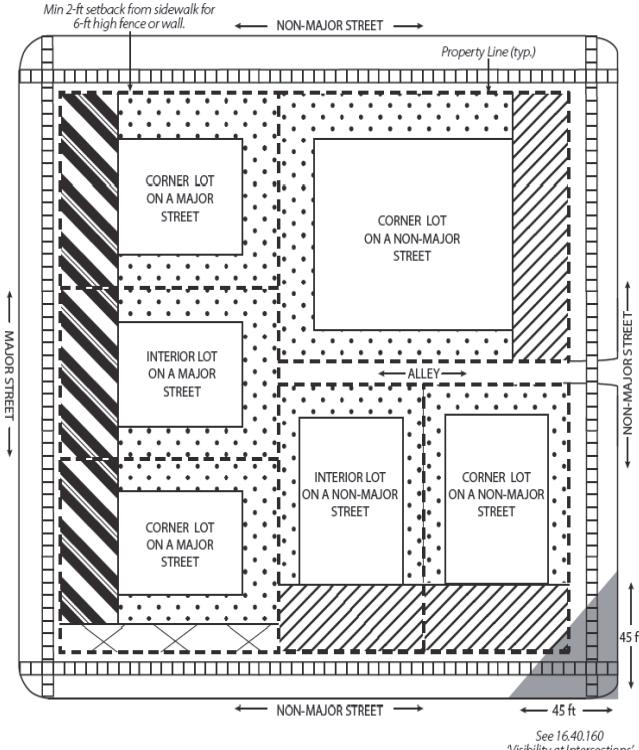
16.30.030.6.1. - Maximum number of assistants, hired or non-hired.

When an AEOD is located in an NT-1 or NT-2 zoning district, ~~one two~~ assistants who ~~is are~~ not ~~a~~ residents of the dwelling unit shall be permitted to be at the property. The number of assistants is not restricted in any other AEODs.

SECTION 19. Section 16.40.040.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.040.3. – Charts.

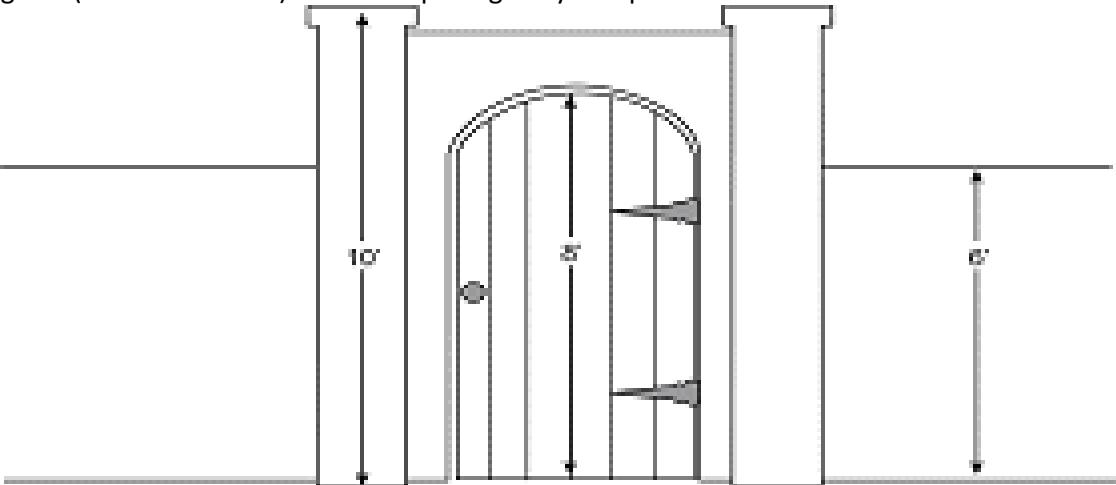
The following charts provide specific regulations and design and other guidelines.

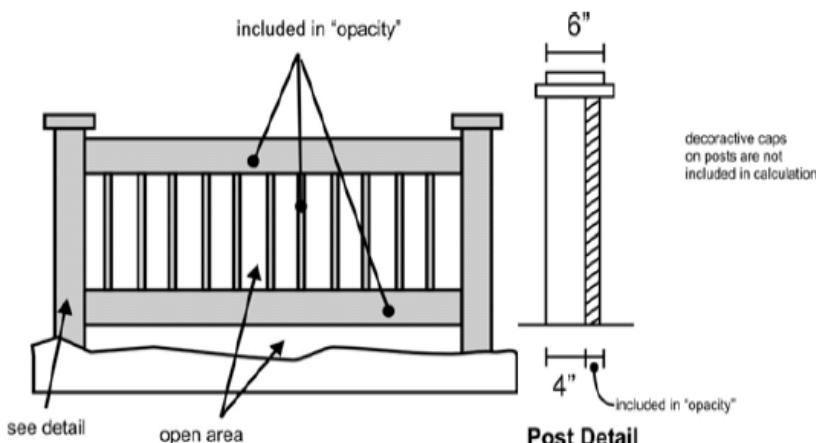
1. RESIDENTIAL USES (Including mixed-uses with a residential component; excludes requirements for waterfront yards - see below)				
	Front Yards - Major Streets, except Neighborhood Collectors	Front Yards - All other streets	Side Yards, Street Side Yards, and Rear Yards	Street Side - Abutting Neighbor's Front Yard
Maximum Height	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 6 feet for a decorative fence or wall <u>(with the top 2 feet being open)</u>, which is landscaped - 6 feet for a hedge 	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 5 feet for a hedge - 6 feet for a decorative fence or wall <u>(with the top 2 feet being open)</u>, which is landscaped and which is on a property with more than 150 lineal feet of street frontage 	<ul style="list-style-type: none"> - 6 feet for a fence or wall of any style - 10 feet for a hedge 	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 5 feet for a hedge
The diagram at right is intended to provide an illustrative view of the foregoing regulations as applied to rectangular lots platted in the traditional block pattern of the City. For non-rectangular lots or for lots with irregular lot lines,	 <p>Min 2-ft setback from sidewalk for 6-ft high fence or wall.</p> <p>NON-MAJOR STREET</p> <p>Property Line (typ.)</p> <p>MAJOR STREET</p> <p>CORNER LOT ON A MAJOR STREET</p> <p>INTERIOR LOT ON A MAJOR STREET</p> <p>CORNER LOT ON A NON-MAJOR STREET</p> <p>INTERIOR LOT ON A NON-MAJOR STREET</p> <p>CORNER LOT ON A NON-MAJOR STREET</p> <p>ALLEY</p> <p>NON-MAJOR STREET</p> <p>45 ft</p> <p>See 16.40.160 'Visibility at Intersections' for 36-inch height restrictions.</p>			

property owners are advised to contact the City to verify interpretation of the ordinance as applied to a specific property.	
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5. DESIGN AND OTHER RELATED REGULATIONS	
A. EXEMPTIONS	Fences, walls and hedges on certain properties of the Pinellas County School Board shall be regulated as set forth in an interlocal agreement between the City and the School Board, as may be amended from time to time.
B. ALLOWANCES FOR ADDITIONAL HEIGHT	<p>1. Fences or walls for which a greater height is necessary because of 1) an association with uses that require high fences to protect public safety, such as, but not limited to, driving ranges, utility substations, baseball fields, athletic fields, and swimming pools or 2) a requirement of a state or federal agency, may be allowed subject to a height limit which may be imposed by the POD. Approval of height in excess of that allowed by this Code will be based upon precedent established by previous City approvals, standardized specifications, required security measures, and trajectories for driving ranges and athletic fields. Such fences or walls need not comply with the Design Standards of this section, but shall comply with all landscaping requirements.</p>
	<p>2. One (1) additional foot of height is allowed for fence or wall columns which are a maximum of two (2) feet in width and spaced at least six (6) feet apart measured center to center.</p>
	<p>3. Two (2) additional feet of height is allowed for a decorative open arched gate which does not exceed 25 feet in width for a vehicular gate or eight (8) feet in width for a pedestrian gate.</p>

	<p>4. Four (4) additional feet of height is allowed to accommodate solid arch structures over gates (as shown below) and other passageways for pedestrians and vehicles.</p>  <p style="text-align: center;">Additional Height for Gates/Arches</p>
	<p>5. Two (2) additional feet of height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component (e.g. wall, column, or arch) upon which such decorative feature is located.</p>
	<p>6. Maximum height may vary by up to six (6) inches to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fenced, and reasonable human error.</p>
	<p>7. Up to two sections of fence or wall, not to exceed eight (8) feet in width each, may be allowed two (2) additional feet in height within any side (non-street) or rear yard for lattice, planter boxes, or selective screening of adjoining uses.</p>
	<p>8. Fences, walls, or hedges along the side yard of a residential use which abuts a non-residential use may be six (6) feet in height to within five (5) feet of the front property line.</p>
	<p>9. Fences or walls for single-family uses which abut Interstate 275 may be eight (8) feet in height.</p>
C. DESIGN STANDARDS	<p>1. All fences and walls shall comply with the architectural, design, and landscaping requirements of this code.</p> <p>2. All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way (excluding alleys). For fences and walls between adjoining properties, this requirement may be waived by the POD upon approval by the adjoining property owners, whose written approval shall be signed or acknowledged before a notary.</p> <p>3. Barbed wire is prohibited at 1) any residential use; 2) any mixed-use having a residential component; 3) any residentially-zoned property (regardless of its developed use); 4) any property zoned DC or CCT-2; and 5) on any property within ten feet of any property zoned or developed with a residential use. Barbed wire shall be oriented toward the interior of the property and included in the overall fence height measurement. Barbed wire is prohibited on any fence within a yard along a major street.</p>

	<p>4. On all properties (excluding properties with industrial, single-family, and duplex uses), fences and walls visible from any street (not including alleys) shall be decorative or shall be vinyl-coated chain-link (including stands, poles, and rails). Vinyl-coated chain-link fences and opaque fences or walls more than four feet in height, which abut a street (not including alleys), shall be setback a minimum of two feet from the property line and shall be landscaped in accordance with the section regulating landscaping and irrigation.</p>
	
	<p>5. All fences except chain-link fences shall have upper and lower rails between posts. A chain-link fence shall have a top rail.</p>
	<p>6. Fences and walls shall comply with the design requirements established for the zoning district.</p>
	<p>7. Fences and walls shall be consistent in style and design within any property (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots). Fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. Fences and walls in side, rear, and waterfront yards may be comprised of a different material(s) than that used in the front yard.</p>
	<p>8. Fences and walls shall be designed and installed as follows.</p> <p>a. Fences shall be designed in accordance with industry standard forms such as: stockade, board-on-board, shadowbox, tongue-and-groove, picket, split rail and chain link. An alternative form may be approved where the POD finds that the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.</p> <p>b. The term <i>building materials</i> shall mean industry standard materials normally manufactured for, used and recognized as fencing materials such as: wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, galvanized and vinyl-coated chain link, wood planks or pickets, and vinyl or composite manufactured specifically as fencing materials. <u>Metal shall have an exterior finish that is not shiny or reflective. The use of metal roofing or metal siding materials is prohibited.</u> An alternative material may be approved where the POD finds that the proposed material complies with the intent of the provisions of this section and that the material requested is at least the equivalent of the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.</p>
	<p>9. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two feet in width and spaced no more than 24 feet apart.</p>

	<p>Landscaping shall be provided in accordance with the landscaping and irrigation section. This design standard shall apply for any portion of a qualifying fence or wall facing a right-of-way (excluding alleys.)</p>
	<p>10. The attachment of fabric, shade cloth or other material to a chain link or similar open fence is prohibited except as provided herein. Fabric, shade cloth or other material is not a permitted method for required screening of outdoor storage areas. Fabric, shade cloth or other material may be installed to create a wind barrier for athletic courts or similar situations subject to the following conditions:</p> <ol style="list-style-type: none"> Professional installation is required by a licensed contractor; The proposed material shall be designed to withstand wind resistance with commercial grade seams and attached at grommets designed in a manner consistent with building regulations.
	<p>11. Except as otherwise provided in this subsection. It shall be unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact therewith.</p> <p><u>Low voltage electrical fencing is allowed on any property except within the following single-family and multi-family residential districts: NT, NS, NTM, NSM and NPUD; subject to the condition that a nonelectric fence or wall must completely enclose the outside perimeter of the fence, and the electric fence shall be two feet higher than the perimeter nonelectric fence or wall.</u></p>
	<p>a. Only low voltage electrical fencing shall be used with a maximum of 12 volts, primary voltage;</p>
	<p>b. Electrically charged fencing shall be installed in accordance with recognized and accepted standards for electric fence energizers as determined by the most recent published edition of the International Electrotechnical Commission Standards;</p>
	<p>c. Electrically charged fencing shall comply with the height requirements of this section;</p>
	<p>d. Electrically charged fencing shall be completely surrounded by a non-electrical fence or wall. The surrounding non-electrical fence or wall shall be separated from the electrically charged fence by at least three inches;</p>
	<p>e. Electrically charged fencing shall be identified as such with a sign, no larger than one square foot in area, and shall be placed on all sides of the property where the electrically charged fence is located with at least one sign per every 60 linear feet or portion thereof;</p>
	<p>f. Where adjacent to a public sidewalk or right-of-way, electrically charged fencing, and the surrounding non-electrical fence or wall, shall comply with the following setback and landscaping provisions. The buffering requirements are based on the type of surrounding non-electrical fence or wall. Landscaping shall be installed on the exterior side of the fence or wall.</p>
	<p>12. Gates and fencing for docks on non-contiguous water lots, and docks on contiguous upland property that are located across a right-of-way or City owned easement from the principal use, shall be open and consist of decorative materials such as wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, and vinyl or composite manufactured specifically as fencing materials. Any</p>

	fencing projecting beyond the width of the dock as measured at the seawall (the walkway) shall be limited [to] 5 feet in height and 3 feet in width on each side of the walkway. Replacement of a dock or the existing gate or fencing, the replacement of a majority of the pilings, any expansion of the deck area or the addition of a boat lift(s) shall require gates and fences to be brought into compliance. This shall not apply to commercial marinas or properties in the IC/CRD land use category.
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SECTION 20. Section 16.40.060.2.1.1 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.2.1.1. - Development and redevelopment of new one- and two-unit residential properties.

New one- and two-unit residential properties shall meet the following landscape requirements prior to issuance of the certificate of occupancy:

1. A minimum of two shade trees shall be located on the lot. The POD may allow one understory tree to be substituted for one shade tree where there are site constraints such as, but not limited to, existing above ground or underground utilities or the presence of tree canopy from adjacent properties that limit the available shade tree planting area. Palm trees shall not be substituted for shade trees.
2. A minimum of ten shrubs, accent plants or ornamental grasses a minimum of 18 inches in height, shall be located in the front yard.
3. Existing protected vegetation shall be eligible to meet this requirement.
4. Each property shall have an irrigation system for all landscaped areas.
5. All required yards not abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas.
6. When the property exceeds the minimum lot size requirements of the zoning district, the tree requirements herein shall be increased proportionally based on the size of the property or portion thereof in excess of the minimum. For example, the minimum lot size in NT-1 2 is currently 5,800 square feet and requires two approved trees. If the property is 11,600 square feet, this would be equivalent to two lots of minimum lot size and therefore four approved trees would be required.
7. Variances. The approval of any variance shall be conditioned on installation and maintenance of the greatest amount of required landscaping determined to be reasonable.

SECTION 21. Section 16.40.060.2.1.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties.

A. *Required permeable green space for yards abutting streets.* Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios, porches and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required front and street side yard areas for corner lots and 45 percent of the required front yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.

- B. *Ground cover, private property.* Permeable portions of private property including required yards shall be maintained with an herbaceous layer of sod or ground cover plant material. Installation of St. Augustine sod turf at a property with a new structure which receives construction permits is limited to a maximum of 50 percent of the permeable area of the lot.
- C. *Ground cover, rights-of-way.* Permeable portions within the adjoining rights-of-way shall be maintained in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, with an herbaceous layer of sod or ground cover plant material. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the landscaping materials, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscaping material does not result in a hazard or impairment to public vehicular or pedestrian traffic or violate the visibility at intersection section.
- D. *Mulch.* Organic mulch is a beneficial addition to landscaping in many situations including providing a surface covering under shrubs, or where ground cover material is maturing. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch. The use of cypress mulch is discouraged.
 - 1. *Installation standards.* Where used in lieu of sod or ground cover plant material, mulch shall be placed to a minimum depth of three inches. The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk, or in a required drainage area. Non-organic mulch including rubber, decorative gravel, shell or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas).
 - 2. *Limits on installation on one- and two-unit residential properties.*
 - a. Organic mulch may be used without limit underneath ground cover, accent plants, shrubs and trees, provided the ground cover, accent plants, shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area;
 - b. No more than 50 percent of the required front and street side yards may be covered only with organic mulch and no landscaping; organic mulch can be used without limit in the buildable area, and interior side and rear yards.
 - c. Where a mulch parking surface has been permitted pursuant to the parking and loading design section, a separation consisting of an herbaceous layer of sod or ground cover of not less than eight feet in width shall be provided between the parking area and any adjacent mulch area allowed pursuant to this section.
 - 3. *Limits on installation in rights-of-way.* Organic mulch may be used in permeable areas of the right-of-way to keep moisture in the soil while other forms of approved ground cover plant material are maturing. Mulch is prohibited within four feet of the curb or road edge if there is no curb. Mulch in the right-of-way must be contained within borders sufficient to prevent flotation of mulch into the roadway. With the exception of permitted driveway or sidewalk materials, the use of shell, rock or other similar hardened non-organic mulch in the right-of-way is prohibited.
- E. *Irrigation, existing one- and two-unit residential properties.* A permanent irrigation system is not required for existing one- and two-unit residential properties; however, where one is installed, it shall be designed to avoid runoff, overspray or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways or structures. Irrigation systems shall be maintained so there are no broken irrigation heads or leaks. Automatic sprinkler systems

shall install a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

- F. *Vegetation, existing one- and two-unit residential properties.* Any one- or two-unit residential property that meets or exceeds the tree and/or shrub standards set forth in the previous section for new one or two unit residential properties, shall maintain the minimum standards for the property. This does not mean that existing one- or two-unit residential properties that do not meet the requirements set forth in the previous section for new one- or two-unit residential properties are required to install vegetation to meet those requirements.
- G. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature ~~if the location is inadequate for landscape (e.g. too small, insufficient light)~~. Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
- H. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street (not alley) shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- I. Decorative objects, including, but not limited to, rocks and planter beds, shall not be located within four feet of the curb of the street or where there is no curb, the road edge.

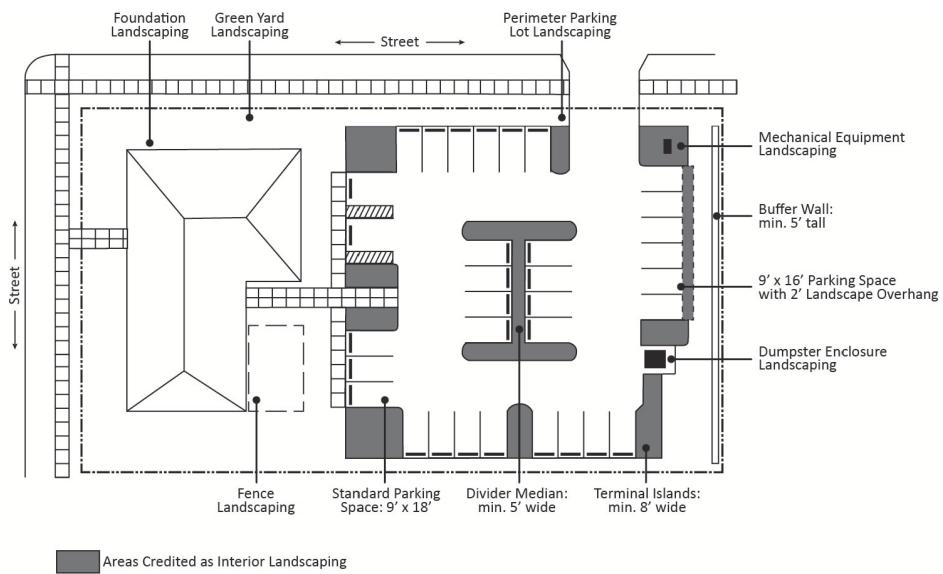
SECTION 22. Section 16.40.060.2.1.3.D of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.2.1.3. - Development and redevelopment of non-residential and multi-family property.

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D. *Minimum landscape requirements.*

Minimum Landscape Requirements



*This diagram is intended to provide an illustrative view of these regulations. Property owners are advised to contact the City to verify interpretation of the City Codes as applied to a specific property.

1. **Green yard, exterior.** Green yards shall be provided in all yards abutting streets. Except for surface parking lots, if the required ~~front yard~~ (setback) is smaller than the required green yard, the required green yard shall be the depth of the required front yard. For sites with irregular frontage, the POD may allow the green yard to vary in width, but it shall extend for the entire frontage and provide the equivalent square feet of green yard along the same frontage. Green yards shall be landscaped as follows:

Site location/ zoning	Required green yard depth for all abutting streets (not alleys)	Minimum required tree landscaping (per linear ft. of property frontage)
DC-C, DC-1, DC-2, DC-3, DC-P, CCT-1, CCT-2, CRT-1, <u>CRT-2, IT, NTM</u>	5 ft.	1 shade tree per 35 linear ft. or fraction above half thereof
EC	20 ft. on major streets, 10 ft. on other streets.	1 shade tree and 1 understory tree per 30 linear ft. or fraction above half thereof
All other districts	10 ft.	2 shade trees per 50 linear ft. or fraction above half thereof

2. **Green yard, interior.** Interior green yards, when not abutting vehicular use areas, shall be provided along all interior property lines and property lines abutting alleys. The minimum width of all interior green yards shall be five feet unless the required side or rear yard is smaller, in which case the required green yard shall be the depth of the required interior side or rear yard. A minimum of one shade tree per 50 linear feet or fraction above half thereof is required. Under-story trees may be substituted for shade trees on a 1½ for one basis. The POD may allow the interior green yards to vary in width if additional green yards are expanded to provide the equivalent square footage of green yards on the site.

3. *Foundation landscaping.*

- a. A minimum of one foundation plant is required for each three linear feet, and one under-story tree is required for each 30 linear feet (or portion thereof), of the exterior building perimeter. Foundation plantings may be comprised of shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no less than 50 percent of the total required materials are shrubs, accent plants and/or ornamental grasses.

When calculating the minimum number of required plants, the linear distance of openings for overhead or loading area doors, motor vehicle bays or entrances to the building, or the perimeter of attached or detached canopies shall be excluded. Foundation plants may be planted in groupings so long as the minimum number of required plants is provided. The foundation landscaping shall be required on all building sides except those sides facing an alley. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and walkways, and provide visual breaks along monotonous building façades.

- b. Properties located within the CRT, CCT, IT, NTM, and DC-1, D-2, and DC-3 districts. The base of buildings, or portions of buildings, not visible from the street, excluding alleys, are not required to have foundation landscaping. Where reduced building setbacks along streets physically prevent the installation of foundation landscaping, it shall not be required.

4. *Vehicular use landscaping/screening requirements.* Vehicular use areas shall meet the following additional requirements:

- a. *Perimeter parking lot landscaping.* A minimum of one shade tree per 35 linear feet (or portion thereof) shall be planted around the perimeter of vehicular use areas. A continuous hedge comprised of shrubs planted not more than 30 inches on center shall be planted around the perimeter of the vehicular use area. The pervious area for perimeter parking lot landscaping shall be at least five feet in width, measured from the inside of the curb, sidewalk or other paved surface abutting the pervious area. Additional landscaping is not required for the perimeter parts of the vehicular use area adjacent to the building.

- (1) *Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 districts.* Parking lots or portions of parking lots not visible from the street, excluding alleys, are not required to install perimeter landscaping. Where a parking space is designed perpendicular to the street, excluding alleys, such that the front of the space allows the headlights to shine onto the street, a minimum three-foot high solid masonry wall or decorative fence shall be erected to prohibit headlights from shining onto the streets.

- b. *Interior parking lot landscaping.* Interior parking lot landscaping shall be provided as follows:

- (1) *Required square footage of landscape area.* For all vehicular use areas with more than ten parking spaces, a minimum of ten percent of the vehicular use area shall be devoted to interior landscaping. In calculating this percentage, the area shall include both pervious and impervious portions of the vehicular use area. Terminal and interior islands and divider medians shall be used to comply with required interior parking lot landscaping. For redevelopment of properties in the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 zoning districts, the POD may reduce the required landscape down to 5% where existing site constraints (e.g. insufficient permeable area) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees.

- (2) *Terminal islands.* Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes. Each terminal island shall measure at least eight feet in width by 18 feet in length, measured from the inside of the curb. The POD may reduce the required width by up to three feet (minimum width five feet) where existing site constraints (e.g. small site) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees. Within terminal islands, one shade tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one shade tree required per terminal island. Terminal islands shall be landscaped with shrubs, accent plants, ornamental grasses and ground cover, excluding sod, which is planted to provide 100 percent coverage within two years. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.
 - (a) *Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2 and DC-3 districts.* Parking lots or portions of parking lots not visible from the streets excluding alleys, shall not be required to install terminal islands.
- (3) *Interior islands.* Each interior island shall measure at least eight feet in width by 18 feet in length, measured from the inside of the curb. The POD may reduce the required width by up to three feet (minimum width five feet) where existing site constraints (e.g. small site) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees. Interior islands less than five feet in width, measured from the inside of the curb, shall not be credited towards interior landscaping unless a variance is granted. Within interior islands, one shade tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one shade tree required per interior island. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.
- (4) *Divider medians.* Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives. The minimum width of a divider median shall be five feet, measured from the inside of the curb. One shade tree or two under-story trees shall be required for each 30 linear feet of divider median (or fraction above one half thereof). Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.
- (5) *Tree species diversity.* It is important to provide a mix of tree species on larger sites. When the required number of trees is: less than ten, one or more species shall be provided; less than 20 trees, two or more species shall be provided; more than 20 trees, three or more species shall be provided.
- (6) *Tree placement.* Trees shall not be located adjacent to free-standing sign faces or below wall sign faces where the tree will create a visual obstruction at the time of planting or in the future. Shade trees shall not be located below overhead utility lines where the tree will contact the line at the time of planting or in the future. Shade trees shall not be located over underground utility lines. Clustering of perimeter trees is permitted to prevent the obstruction of sign faces and conflicts with overhead or underground utility lines. The POD may allow required shade trees to be substituted with native palms and/or understory trees on a three per one basis to prevent such conflicts. Where site constraints limit planting of required trees, larger trees at least four-inch minimum dbh, may be substituted for required trees on a two for one basis.

c. *Curbing.* Nonmountable concrete curbing shall be provided within all parking areas to prevent vehicles from encroaching onto and overhanging required plantings, sidewalks,

rights-of-way or adjacent property. Wheel stops may be substituted at the closed end of parking stalls where they abut required plantings or sidewalks.

- (1) Curbing may be placed within the parking space up to two feet from the closed end of the parking stall. When curbing is utilized, the two-foot-wide strip may be landscaped when abutting green space.
 - (a) Landscaping shall be low-growing to accommodate the vehicular overhang.
 - (b) The landscaped area within the parking space counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward green yard, perimeter landscaping or divider median requirements.
- (2) Wheel stops shall be located up to two feet from the closed end of the parking stall. Wheel stops shall have a minimum height of six inches above finished grade of the parking area and shall be properly anchored and maintained in good condition.
- d. *Screening abutting residential uses.* Where vehicular use areas abut a one- or two-unit residential property, a minimum five-foot high solid masonry wall or decorative fence shall be installed in such a manner so as to screen the vehicular use area from the adjacent one- or two-unit residential property. Where this wall or fence requirement is applied to properties with existing mature shade trees, the wall or fence may be truncated and supplemented with trees and shrubs to achieve such screening.
- e. *Low Impact Development Landscaping Plan.* A Low Impact Development (LID) Landscaping Plan may be approved by the POD as part of a stormwater management plan in lieu of some of the requirements of this subsection for the area in which it is implemented.
5. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence, wall, or dumpster enclosure visible from any street shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
6. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature ~~if the location is inadequate for landscaping (too small, insufficient light)~~. Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
7. *Landscaping within the adjoining rights-of-way.*
 - a. Landscaping within the adjoining rights-of-way shall be provided in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, plantings shall be comprised of low growing shrubs, accent plants, ornamental grasses, ground cover or sod in any combination. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the plantings, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscape material does not result in a hazard or impairment to vehicular or pedestrian traffic.
 - b. Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 districts. Within these districts, landscaping shall be provided in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, in accordance with the following: One shade tree per 30 linear feet. Where there is insufficient permeable area to support tree growth, trees should be planted in tree pits or planting strips. The POD may substitute shade trees with understory trees or native palms on a three per one basis

if shade trees are not site appropriate. Ground cover plantings shall be comprised of shrubs, accent plants, ornamental grasses, ground cover or sod in any combination provided that no less than 25 percent of the total landscape area is planted with low growing shrubs, accent plants, ornamental grasses or ground cover.

SECTION 23. Section 16.40.060.2.1.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.2.1.6. - Landscape specifications.

A. Unless otherwise specified, all landscape materials shall meet the following specifications:

* * *

TREES: PALMS							
Common	Scientific	Native	Light requirements			Water requirements	
			sun	mix	shade	low	med
Bismarck Palm*	<i>Bismarckia nobilis</i>		X				X
Cabbage Palm+	<i>Sabal palmetto</i>	X	X			X	X
Date Palm, Medjool*	<i>Phoenix dactylifera</i>						
Date Palm, Pygmy	<i>Phoenix roebelenii</i>						
Date Palm, Silver	<i>Phoenix sylvestris</i>						
Fan Palm, Ribbon	<i>Livistona decipiens</i>		X				X
Foxtail Palm	<i>Wodyetia bifurcata</i>		X				X
Paurotis Palm	<i>Acoelorraphe wrightii</i>	X	X				X
Pindo Palm	<i>Butia odorata</i>			X			X
Royal Palm, Cuba*	<i>Roystonea regia</i>			X			X
Royal Palm, Florida*	<i>Roystonea elata</i>	X		X			X
Thatch Palm, Florida	<i>Thrinax radiata</i>	X	X			X	
Triangle Palm	<i>Neodypsis decaryi</i>		X				X

Windmill Palm	<i>Trachycarpus fortunei</i>			X		X	
Other palm trees identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.							

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- B. *Plant selection criteria.* The species of required landscape materials shall be site appropriate and shall be selected based on the existing and neighboring vegetative communities, sun exposure, soil types, proposed function of the materials, cold tolerance, water use, fertilizer needs, existence of utilities or overhead power lines, and aesthetics.
- C. *Unprotected trees.* Due to their status as non-native species or invasive species, any unprotected or prohibited trees may be removed from private property and the abutting right-of-way without a permit unless they are part of an approved landscape plan, or otherwise required by this section, and shall not be used to meet the vegetation required by this section:

UNPROTECTED TREES		
Common	Scientific	Place of Origin
Avocado	<i>Persea americana</i>	Central America
Camphor	<i>Cinnamomum camphora</i>	Eastern Asia
Cherry laurel	<i>Prunus caroliniana</i>	North America
Citrus	All species.	Eastern Asia
Ear	<i>Enterolobium cyclocarpum</i>	Central America
Eucalyptus	<i>Eucalyptus spp.</i> except silver dollar variety	Australia
Ficus ¹	<i>Ficus spp.</i>	South America
Italian cypress	<i>Cupressus sempervirens</i>	South Europe
Jacaranda ¹	<i>Jacaranda acutifolia</i>	Brazil
Jerusalem thorn	<i>Parkinsonia aculeata</i>	Central America
Kapok ¹	<i>Ceiba pentandra</i>	South America
Loquat	<i>Eriobotrya japonica</i>	China
Mango	<i>Mangifera indica</i>	India
Monkey puzzle tree	<i>Araucaria araucana</i>	Australia
Norfolk Island pine	<i>Araucaria excelsa</i>	Norfolk Island
Orchid Tree	<i>Bauhinia spp.</i> , except <i>Bauhinia variegata</i>	Eastern Asia (India, China)
Royal Poinciana ¹	<i>Delonix regia</i>	Madagascar
Silk oak	<i>Grevillea robusta</i>	Australia
Toog	<i>Bischofia javanica</i>	Tropical Asia, Pacific Islands

Woman's tongue	<i>Albizia spp.</i>	Tropical Asia, Northern Australia
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SECTION 24. Section 16.40.060.3.1 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.060.3.1. - Maintenance of trees and vegetation for all properties within the City.

- A. The owner of record of the property and occupant of the property are responsible for the maintenance of trees and vegetation on the property and in abutting rights-of-way. Vegetation shall comply with all codes including visibility at intersections and requirements for hedges. Where support staking of vegetation is provided at the time of installation, the staking system shall be installed properly, avoid harming the vegetation, and be removed no later than one year after installation to prevent damage to the vegetation, unless such staking is necessary for permanent support of the plant.
- B. Vegetation shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause. Exceptions regarding damage due to lack of water shall be made when water consumption is limited by emergency orders or declarations by state or local agencies.
- C. Except for those tree species listed as unprotected or prohibited, it shall be unlawful for any person to damage, top, poison or in any manner injure or cause to be injured any tree regardless of condition.
 - 1. Trees shall be trimmed or pruned in such a manner so as to not alter their natural form, growth habit or character and shall not be pruned into "unnatural" shapes, including but not limited to, circles, ovals, or squares.
 - 2. Not more than one-quarter of the tree canopy shall be trimmed or pruned in any year unless it is dead.
- D. Sod (including turf and turfgrass) or other herbaceous growth other than ground cover species shall be maintained at a maximum overall height of ten inches or less; ground cover plant material shall be maintained at an overall height not to exceed 24 inches. Property designated as a preservation area shall not be required to meet these standards. Property owners who employ Florida-Friendly Landscaping™ or wildlife habitat management principles such that their private property or adjacent right-of-way does not meet these criteria shall have a management plan and demonstrate active, ongoing maintenance. ~~Management plans Maintenance shall be plans designed by a landscape architect, plans which employ accepted Florida-friendly management practices, and plans approved by the University of Florida Institute of Food and Agricultural Science (IFAS).~~ Examples of activities addressed in maintenance plans include routine pruning, mowing, edging, weeding, fertilizing, pest control, irrigation system adjustments, seeding and replanting. Florida-friendly management plans shall also address these principles:
 - 1) Vegetation plan and design;
 - 2) Analyze and amend the soil;
 - 3) Limit sod to active use areas;

- 4) Select appropriate plant species;
- 5) Irrigate efficiently;
- 6) Use mulch; and
- 7) Maintain the landscape appropriately.

Wildlife habitat areas shall consist of native and introduced plant species designed, planted and maintained to provide food source, cover, roosting and nesting habitat for specific species.

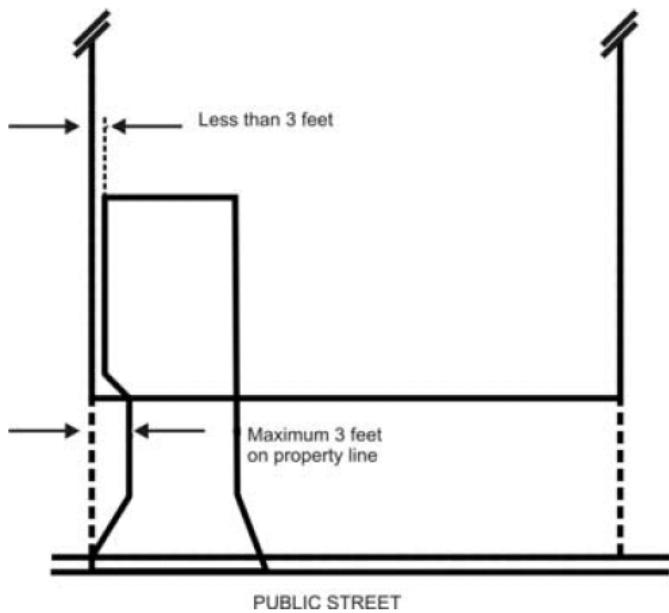
E. Vegetation which is a hazard to public safety is prohibited in the right-of-way. Hazardous vegetation with pronounced thorns (such as Spanish bayonet, century plant, bougainvillea, and lime trees) shall not be closer than two feet to a sidewalk or walkway. Hedges are prohibited in the right-of-way except as allowed by the fences, walls and hedges section.

SECTION 25. Section 16.40.090.3.3 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.090.3.3. - Development standards for private one- and two-family properties.

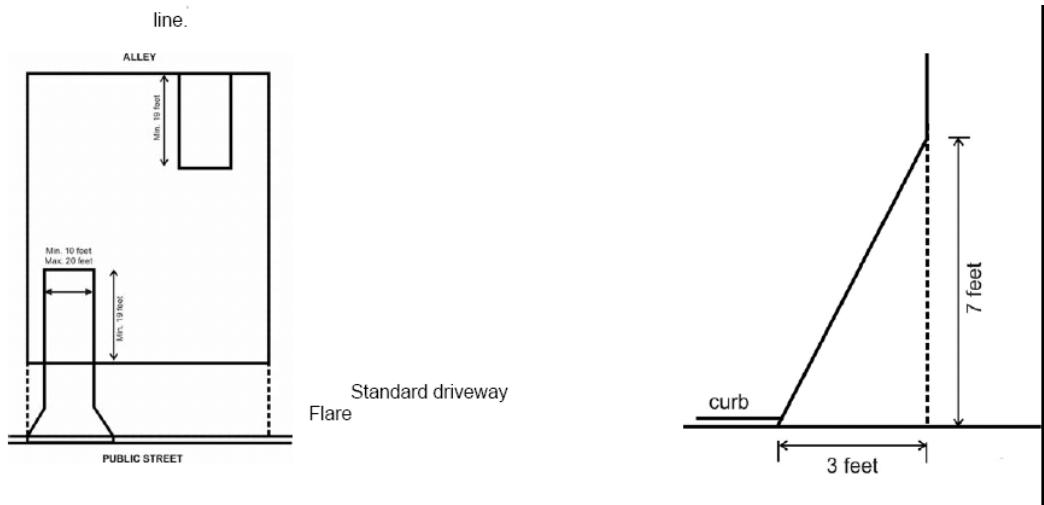
Parking.

1. *Location.* Required parking spaces shall be located on the same lot as the use.
2. *Driveways.* Driveways shall be designed in a manner that minimizes disruption of pedestrian corridors and the streetscape. Driveway locations shall be provided as required in the zoning district, except that no such driveways shall be allowed when a one- or two-family residential property abuts an alley and is located in a DC district.
3. *Variances.* Where unique conditions related to existing buildings, dimensional aspects of platted lots, or a lack of available space preclude strict compliance with these requirements, the POD may adjust the minimum requirements in accordance with the standards of review for the granting of a variance.
4. *Visibility triangle.* The visibility triangle is an area which has certain restrictions to allow for safe visibility when operating a motor vehicle or bicycle or for pedestrian movement. Driveways may encroach into the visibility triangle within the public right-of-way; however, driveways shall not encroach into the visibility triangle within the boundary of the private property.
5. *Setbacks.* Portions of a driveway located in the right-of-way shall meet a minimum setback of two feet in traditional zoning districts and three feet in suburban zoning districts from the extended interior and streetside property line.

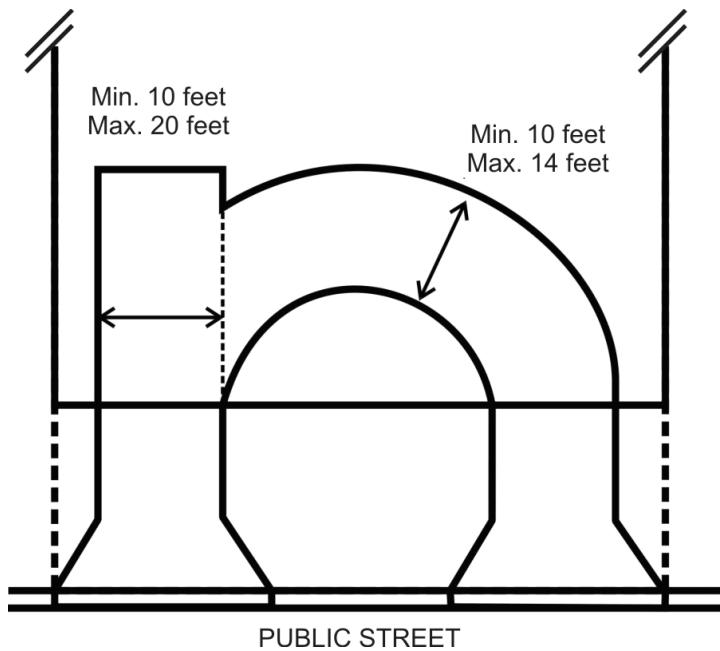


6. *Dimensions.* Parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way. Parking spaces shall be a minimum of 9 feet in width and 18 feet in length and completely on private property.

a. *Standard driveway.* Driveways shall measure no less than ten feet in width and no more than 20 feet in width, no more than 20 feet as the driveway crosses the property line and no more than 26 feet at the curb, which includes a three-foot by seven-foot triangular flare. The required minimum length for the portion of the driveway on the private property is 19 feet, measured from the property line.

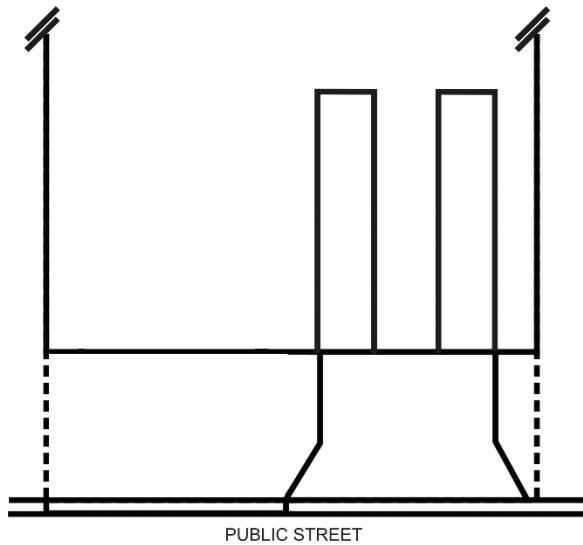


b. *Circular driveway.* The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, no more than 14 feet as the driveway crosses the property line and no more than 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. Circular driveways are not allowed on lots less than 60 feet wide.

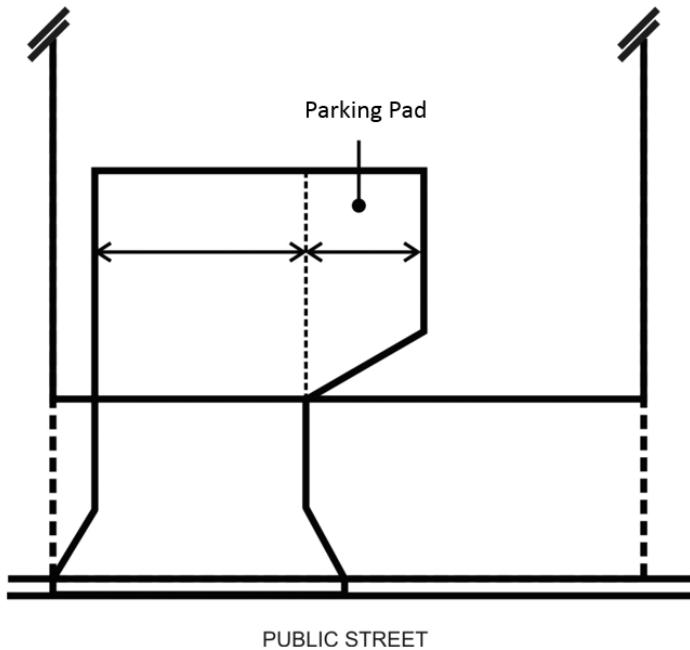


Circular Driveway

c. *Ribbon driveway.* Ribbon driveways are an acceptable alternative to standard driveways, reducing the overall impervious surface coverage. Ribbon driveways are subject to the same maximum dimensional standards as standard driveways. Individual "ribbons" are only permitted within the property (not the right-of-way) and shall measure between 1½ and 2½ feet in width.



d. *Accessory parking pad.* An accessory parking pad no wider than ten feet and not exceeding 400 square feet in area may be installed contiguous to a legally recognized driveway, subject to the condition that the parking surface area is located wholly within the property and no closer than three feet to the interior or street side property lines. See zoning district criteria for specific dimensions for parking pads.



e. *Zoning specific criteria.*

1. When a property is located within a traditional zoning district, any new, reconstructed or reconfigured driveway shall be no wider than 20 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two-foot by seven-foot triangular flare. Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district. Where a circular driveway is permitted, the circular portion of the driveway shall measure no less than ten feet in width and no more than 12 feet in width, no more than 12 feet as the driveway crosses the property line and no more than 16 feet at the curb, which includes a two-foot by seven-foot triangular flare.
2. When property is located within a suburban zoning district, one driveway (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 20 feet within the property boundaries, 20 feet as the driveway crosses the property line and 26 feet at the curb. All additional driveways (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 14 feet within the property boundaries, 14 feet as the driveway crosses the property line and 20 feet at the curb. See also dimension requirements for circular driveways.

7. *Sidewalks located within adjoining right-of-way.*

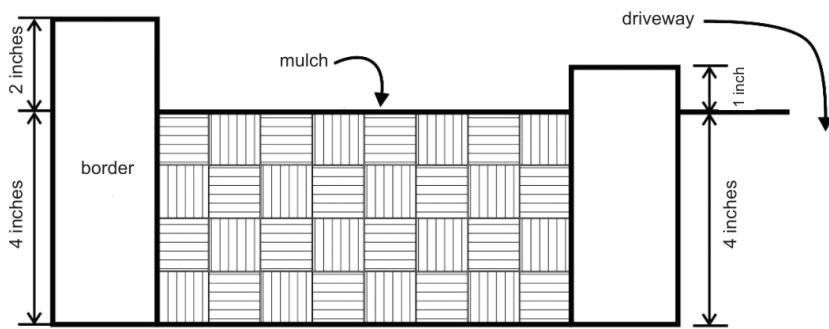
- a. In traditional districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall have a consistent finish and color as the abutting sidewalk and be visually delineated with expansion joints.
- b. In suburban districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall be visually delineated with a change in color or material or with expansion joints. The abutting property owner shall be responsible for maintaining the sidewalk in good condition and repair with no cracks or voids larger than one inch.
- c. In a National Register Historic District, if the existing sidewalk is hexagon block, the sidewalk and the portion of the sidewalk that crosses the driveway shall remain hexagon block except where an existing driveway is replaced and the portion of the sidewalk that

crosses the driveway is not hexagon block provided the new driveway is delineated by control joints.

8. *Impervious surface coverage.* The maximum impervious surface ratio is limited to those areas within the boundary of the private property and does not include the public right-of-way. For interior lots, no more than 45 percent of the land area between the front property line and front building setback line may be paved or covered with impervious surface materials. For corner lots, no more than 25 percent of the land area between the front and street side property lines and front and street side building setback lines may be paved or covered with impervious surface materials. Impervious surface materials include the surface materials identified in subsection 9 of this section.

9. *Surface materials.* The portion of the driveway located within the right-of-way shall be constructed of asphalt or concrete material, brick or decorative pavers. The portion of the driveway and all required parking spaces located within the property boundaries shall be constructed of asphalt or concrete material, brick or decorative pavers, grid pavers, crushed stone, rock, gravel or other materials approved by the POD. Crushed shell is prohibited. The abutting property owner shall be responsible for maintaining the surface in good condition and repair with no cracks or voids larger than one inch.

For accessory parking pads, organic mulch is also an approved surface material and is subject to the following minimum technical standards. Mulch shall be at least four inches deep. The parking pad shall be bordered with a solid border at least four inches below the surface and extending at least two inches above the surface of the mulch on all sides except the driveway side, where it shall extend at least one inch above the mulch surface.



Mulch Parking Pad

SECTION 26. Section 16.40.090.3.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.090.3.5. - Parking garages.

Parking garages generally include such structures as single-level garages with ground-level parking beneath the upper levels containing habitable floor area, multi-level garages with ramps leading to at least one elevated parking deck, and other structures whose purpose in whole or in part is to accommodate parked motor vehicles. Although significantly more expensive than surface parking lots, parking garages are already common throughout the downtown and are expected to spread to corridors and centers as development rights and the price of land increase.

With regard to maximum development potential and urban design, parking garages are more efficient than surface parking and facilitate a compact urban form that is common in the City. Parking garages screen the view of parking areas and, when designed properly, can be more attractive than a surface parking lot.

1. *Design standards.* The following requirements shall apply to parking garages:

* * *

~~k. Electric vehicle (EV) parking spaces. For residential use parking spaces, a minimum of fifteen percent (15%) shall be EV Ready (Install electric panel with a dedicated branch circuit and a continuous raceway from the panel to the future EV parking spot) and two percent (2%) shall be EVSE Ready (electrical panel capacity and raceway with conduit to terminate in a junction box or 240 volt charging outlet). For all other uses, a minimum of twenty percent (20%) shall be EV Ready and two percent (2%) shall be EVSE Installed (Level 2 EV charging station).~~

SECTION 27. Section 16.40.140.4.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.40.140.4.2. Sidewalks.

A. Sidewalks are required on both sides of all major arterial and collector streets, as identified on the Future Major Streets Map and on properties located within the following zoning districts: NT, CRT, CCT, IT, DC, RC and IC/CRD. Sidewalks shall only be required on the north and west sides of all other streets. Sidewalk widths shall be not less than the following:

Along arterial and collector streets	6 ft.
Along other streets in residential and industrial zones	4 ft.*
Along other streets, in commercial and office zones	5 ft.*
Pedestrian crosswalks	4 ft.
Downtown Center (DC) zoning districts	at least 10 ft.; Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel.

* All sidewalks abutting curbs shall be six (6) feet.

B. For new development or redevelopment within a two-mile radius of the property line of any existing or planned public school, the property owner or developer shall construct sidewalks along the street contiguous to the property being developed that directly serves the public school facility, in support of F.S. § 1013.36 and the Pinellas County Metropolitan Planning Organization 2025 Long Range Transportation Plan.

C. ~~The engineering director may recommend variances from this section on the basis of unique conditions and may set specific alignment criteria for sidewalks within rights of way in relation to~~

The POD may allow a payment-in-lieu of sidewalk construction, widening, or a reduction in the minimum width where the subject property would have the only sidewalk within 200-feet of the property on the streets which the property abuts; provided such sidewalk would not form a part of an existing or future route leading to a school or public park, the absence of a sidewalk would not create an imminent pedestrian hazard, or where there may be unique conditions such as topography or unusually large trees. The payment shall be made prior to issuance of a certificate of occupancy or certificate of completion. The fee will be based on the cost of the sidewalk construction as determined by the POD.

D. Sidewalk design and installation, when required, shall be approved by the engineering director prior to the issuance of a certificate of occupancy for any development with the exception of residential developments of ten dwelling units or more where up to 50 percent of the dwelling units may receive a

certificate of occupancy prior to sidewalk installation, with the remaining dwelling units receiving a certificate of occupancy after sidewalk installation.

SECTION 28. Section 16.50.010.5 of the St. Petersburg City Code is hereby amended to read as follows:

16.50.010.5. - Development standards.

16.50.010.5.1. - Lot requirements.

A. Establishment of a new accessory dwelling unit shall only be allowed if:

1. In all NT districts the lot area shall be at least 4,500 square feet in all NT districts.
2. In all NS districts, The lot area shall be at least 10,000 square feet in all NS districts, or the lot is located on an alley or corner and the lot conforms to the district minimum lot area and width standard. Lots shall meet one of the following:
 - a. The lot area shall be at least 10,000 square feet;
 - b. Lots located on an alley shall have a lot area of at least 4,500 square feet; or
 - c. Corner lots shall meet the minimum lot area and width of the district.
3. If the accessory dwelling unit is detached and the legal front and rear of the lot are consistent with the front and rear yards of lots on the same block face. An attached accessory dwelling unit shall not be permitted where lots have been refaced such that the legal front yards face a different direction than the rest of the lots in the block or where refacing has eliminated alley access for a lot.
4. In all other zoning districts, the lot shall conform to the district minimum lot area standards.

B. A lot containing an accessory dwelling unit shall not be subdivided to separate the accessory dwelling unit from the principal use, unless such division can meet all applicable standards of the zoning district and land development regulations.

16.50.010.5.2. – Building and site requirements.

Accessory dwelling units shall be subject to the following design standards:

1. The gross floor area of any accessory dwelling unit shall not exceed 800 square feet and all areas under roof may not exceed 67 percent of the floor area of the principal dwelling unit. For detached accessory dwelling units, this limit shall apply to the combined square footages of the accessory dwelling unit and any accessory living space within the same building, including any areas used for storage, bathrooms, or shared laundry facilities (excluding up to 200 square feet of gross floor area per required parking space for any a maximum of three enclosed parking spaces).
2. Detached accessory dwelling units in the NS districts shall comply with a minimum side yard setback of ten feet, except if the lot is located on an alley where the minimum side yard setback shall be 7.5 feet.
3. The portion of the building containing an accessory dwelling unit may be attached to the side or rear of the principal structure and shall comply with the setbacks of the zoning district.
4. Sides of buildings containing second floor porches, or unenclosed staircases which face the interior side yard of an adjacent property shall comply with the minimum setback of the zoning district or ten feet, whichever is greater. This requirement shall not apply to completely enclosed staircases.

5. A paved walkway at least two feet in width shall connect the main entrance of the accessory dwelling unit with the off-street parking spaces.
6. The building containing an accessory dwelling unit shall comply with the architectural standards for the zoning district and be compatible with the style of the building containing the principal use, including finishes, roof pitch, and paint scheme.
7. Where an attached garage on the front façade of a structure is converted to an accessory dwelling unit, the following standards shall apply:
 - a. The garage door shall be removed and the enclosure must be architecturally compatible with the style of the building including finishes and color scheme and comply with building design criteria of the zoning district.
 - b. There shall be a 3-foot wide green yard provided between the exterior wall and any remaining pavement.
 - c. Required on-site parking spaces must be provided and be located entirely on the property.

SECTION 29. Section 16.50.020.4 of the St. Petersburg City Code is hereby amended to read as follows:

16.50.020.4. - Development standards.

16.50.020.4.1. - Accessory storage and gardening structures and carports.

At any use in neighborhood districts and at single family dwelling units in any district, one accessory storage structure (a pre-constructed shed), one carport, and one gardening hoop house, cold frame, greenhouse or vertical vegetable structure shall be allowed which are exempt from design requirements as set forth herein. Any other such structures are allowed in the buildable area provided that they comply with the design requirements and setbacks for the zoning district.

1. General requirements.
 - a. *Anchoring.* The structure shall be properly anchored to resist wind and other forces.
 - b. *Utility easements.* If a structure is secured to the ground by a foundation and not capable of being moved intact, no portion of the structure shall encroach into a utility easement.
 - c. *Right-of-way and access easements.* No structure shall encroach into a right-of-way or private access easement.
 - d. *Use restrictions.* The structure shall only be utilized for storage and shall not be used for operation of mechanical equipment.
2. *Through lots.* On a through lot which meets the width, depth and area requirements for a lot in that zoning district, if one front yard is determined to be a rear yard pursuant to the dimensional regulations, and lot characteristics section (currently section 16.60.010) and has a solid, not less than five-foot high, decorative wall or fence, the exempt accessory storage structure shall be setback at least ten feet from that property line.
3. *Design standards for accessory storage and gardening structures.*
 - a. An accessory storage or gardening structure 100 square feet or less and less than ten feet in height is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure. See allowable encroachment and setback section.
 - b. An accessory storage or gardening structure located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl

fence measuring six feet or more in height is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.

- c. All other accessory storage structures shall comply with the design and setback requirements of the zoning district.
- 4. *Code compliance.* All accessory structures shall comply with the Florida Building Code and St. Petersburg Fire Code (e.g. building separation and egress), including the requirement to install a backflow preventor when adding irrigation connected to the potable water system.
- 5. a. A carport for a single family residential use is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure if it is: open on three sides, located within the rear one-third of the property, located behind the principal structure, meets the side yard setbacks for the principal structure (if on the streetside it must be hidden by another structure from view from the street), not greater than 440 square feet in area, not greater than 12 feet in height at the beginning of the roofline, and not greater than 15 feet in height at the peak of the roof.
- b. All other carports shall utilize the architectural style and construction materials of the existing principal structure.

16.50.020.4.2. - Ancillary equipment.

A. For the purposes of this section, "ancillary equipment" means:

- 1. Standard equipment such as air conditioning compressors, central heating equipment, swimming pool and spa pumps and filters, lawn irrigation pumps, propane tanks, and similar equipment listed in the setbacks, allowable encroachments section; and
- 2. Renewable energy devices and other sustainable development technologies including, but not limited to, solar photovoltaic (pv) panels, solar hot water, solar pool heaters, tankless water heaters, geothermal heat pumps, gray-water systems and rainwater harvesting devices, such as rain barrels and cisterns.

B. *Development standards within traditional and suburban zoning districts.* Ancillary equipment in traditional and suburban zoning districts shall comply with the following:

- 1. Setbacks shall comply with those listed in the Setbacks, Allowable Encroachments Section;
- 2. The base of ground-mounted equipment shall not exceed one foot above ground level ~~or, in flood zones, Elevated equipment shall be mounted on a cantilevered platform attached to the side of a structure and not exceed~~ one foot above the minimum ~~base~~ design flood elevation required by City Code for flood protection; ~~If the base of ground-mounted equipment exceeds one foot above the ground level or design flood elevation then it shall be located behind the rear façade of the structure or on top of the roof.~~
- 3. Existing equipment that was lawfully installed in a nonconforming location shall be permitted to be replaced with equipment of a reasonably equivalent or lower industry rating or performance standard.
- 4. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, shall be ~~landscaped as required in the landscaping and irrigation section, except that equipment installed above the first floor~~ screened with material that is compatible with the architectural style of the principal structure, landscaping, or a six-foot-tall decorative fence or wall.

C. *Development standards within all other districts.* In all other zoning districts, ancillary equipment shall comply with the following:

1. Where a nonresidential use abuts another nonresidential use, no setback shall be required.
2. Where a nonresidential use abuts a residential use or zoning district, ancillary equipment shall be subject to a setback equal to one-half of the setback required for the principal building.
3. All ancillary equipment shall be shielded from view from the adjacent properties and streets, excluding alleys, by a solid enclosure such as a fence or wall. Fences and walls shall be subject to the height restrictions and design standards of the zoning district.

* * *

SECTION 30. Section 16.50.180 of the St. Petersburg City Code is hereby amended to read as follows:

SECTION 16.50.180. - HOME OCCUPATION

16.50.180.1. - Applicability.

This section shall apply to home occupations.

A business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based business complies with Section 16.40.90 and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(d) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(e) The business activities comply with any relevant state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

16.50.180.2. – Reserved. Purpose and intent.

~~Technological advances allow many types of business to be conducted outside of a traditional business setting. The purpose of this section is to recognize the trend toward the establishment of home-based businesses and offices and establish standards for approval of these uses.~~

16.50.180.3. - Establishment.

Home occupation is a business which is an accessory use to a single or multifamily dwelling unit where a residence is the principal use of the property and which has obtained a business tax receipt.

16.50.180.4. - Use restrictions.

- A. Areas used for home occupations shall be contained within fully enclosed principal or accessory buildings. No outdoor areas shall be used for a home occupation. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
- B. Areas within principal structures dedicated to home occupations shall not exceed more than 50 percent of the gross floor area of the dwelling unit. This standard shall not apply to a home occupation within a detached accessory building, which may occupy the entire structure. All business activities shall comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.
- C. Home occupations shall not be permitted to occupy or prevent access to areas of buildings necessary to provide the required number of off-street parking spaces without an approved site plan for replacement of those spaces on the property. Parking related to the business activities of the home-based business shall comply with the minimum parking requirements of this Chapter and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Vehicles and trailers, including any heavy equipment, shall comply with the restrictions for the parking of domestic and commercial equipment in residential zoning districts.
- D. No customers or clients shall be allowed to come to the property except where the home occupation provides individual educational instruction (e.g., music teachers), by appointment only, unless a parking plan is approved by the POD demonstrating compliance with the minimum parking requirements.
- E. Display of merchandise visible from the street shall be prohibited.
- F. Home occupations shall not create any noise not usual to a residential district between the hours of 7:00 p.m. and 9:00 a.m. The use of power tools is prohibited between the hours of 7:00 p.m. and 9:00 a.m. Doors and windows of the principal or accessory structure shall be closed when such noise is created or power tools are in use. Home occupations shall not create any odors not usual in a residential district, nor shall they create odors that are usual in a residential district to a greater degree than is usual.
- G. One Two employees that is are not a residents of the dwelling unit shall be permitted to be at the property. Employees that perform services or work off site (e.g., landscaping, painting, etc.), shall

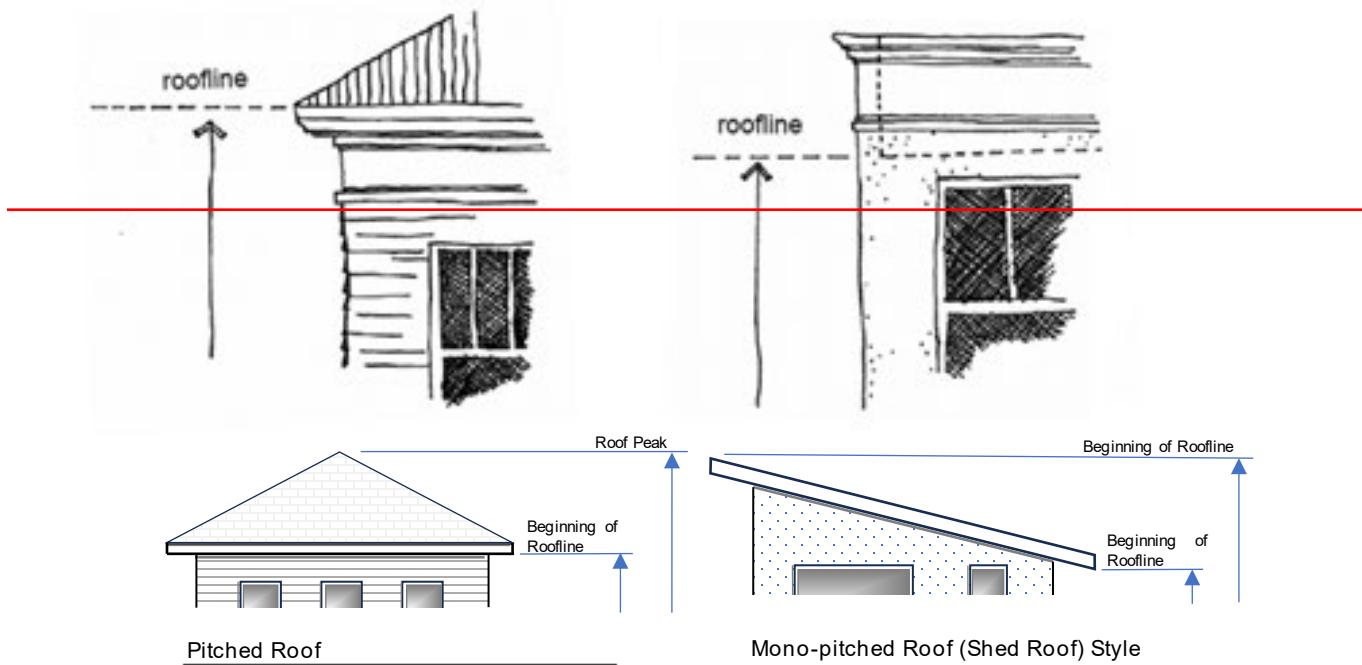
~~not come to the property for any reason, including but not limited to, assembling to receive work assignments, obtain supplies, deliver paperwork, collect paychecks.~~

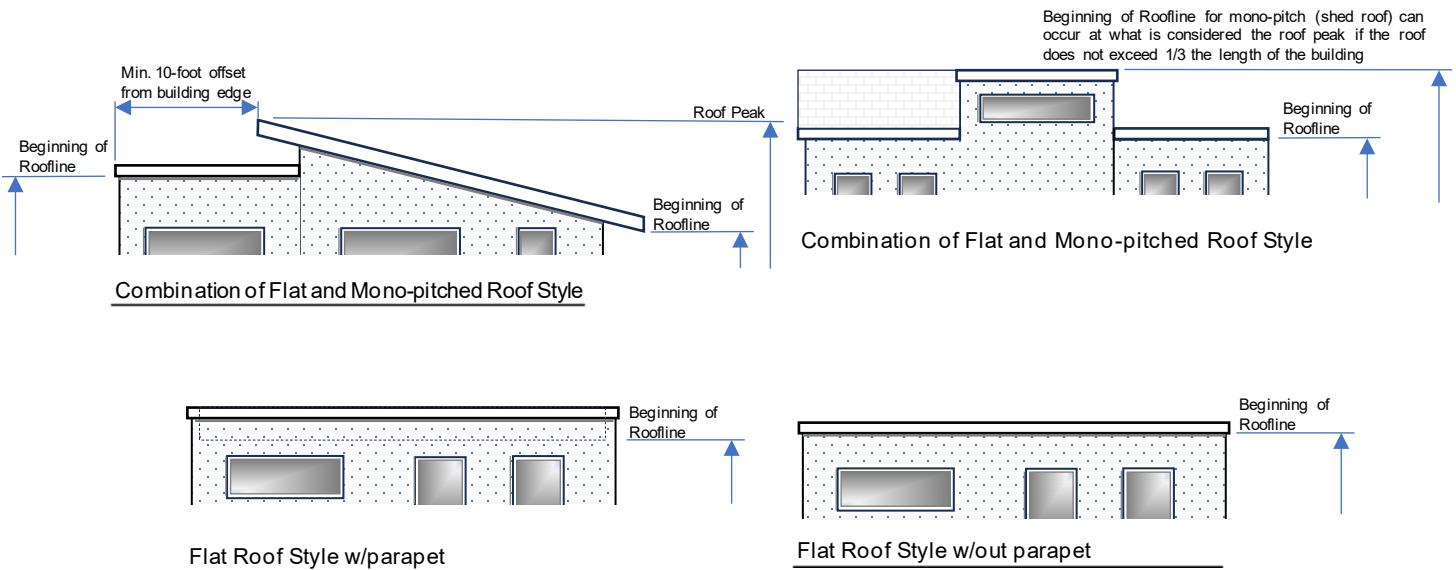
- H. Shipping, receiving, storage, processing, fabrication, manufacturing, and distribution are prohibited.
- I. No more than one business vehicle shall be permitted to park on the property, regardless of the number of home occupations approved for the property. Vehicles shall comply with the restrictions for the parking of domestic and commercial equipment in residential zoning districts.
- J. Food preparation uses in a detached building shall execute and record in the public records a document approved by the City Attorney which prohibits the use of the detached building as a dwelling unit and provides assurances that the stove or other cooking facilities shall be removed upon expiration of the business tax receipt. Failure to provide proof of such removal upon expiration of the business tax receipt shall be a violation of this section. Such detached building shall not be larger than 300 square feet. Toilets, tubs and shower facilities are prohibited in detached buildings.

SECTION 31. Section 16.60.010.6 of the St. Petersburg City Code is hereby amended to read as follows:

16.60.010.6. - Height measurement.

- A. Outside of special flood hazard areas, building height shall be measured from the mean elevation of the existing grade to the beginning of the roofline or roof peak, as determined within the individual zoning districts.
- B. Within special flood hazard areas, building height shall be measured from the required design flood elevation line to the beginning of the roofline or roof peak, as determined within the individual zoning districts. When the Florida Building Code requires the lowest horizontal structural members supporting the lowest floor to be provided at or above the design flood elevation, then building height shall be measured from two-feet above the required design flood elevation to the beginning of the roofline or roof peak, as determined within the individual zoning districts.
- C. Pitched roofs shall be measured at the point farthest from the side of the building and flat roofs with decorative parapets will be measured at the lowest point of the parapet wall. Refer to the images below that illustrate how building height is measured depending on the roof style.





- D. For structures other than buildings, height shall be measured from the mean elevation of the existing grade to the highest point of the structure above the existing grade.
- E. For all properties subject to the Albert Whitted Airport overlay regulations, the building height shall be measured from the mean sea level elevation datum unless specified otherwise.
- F. Exemptions to the maximum height requirements are outlined in the height, maximum allowable and encroachments section.

SECTION 32. Section 16.60.050.2 of the St. Petersburg City Code is hereby amended to read as follows:

16.60.050.2. - Allowable encroachments and setbacks.

Required building setbacks that are less than what is required by this section shall supersede setbacks established by this section when there is a conflict. No structure shall encroach in or over any easement where the structure would interfere with the use of the easement for its intended purpose. The encroachment for eaves shall be permitted in addition to the encroachment for a structure/improvement, unless the term "leading edge" is used. In which case, leading edge shall be interpreted to include the eave. Encroachments are not allowed in connection with zero lot line structures. Encroachments for a structure or other improvement taller than 12 inches above grade is prohibited within the view triangles of waterfront yards (see technical standards section), except that fences within the view triangle are subject to height limits established elsewhere in these regulations.

<u>Structure/ Improvement Ancillary Equipment, refer to Section 16.50.020.4.2. (C) for development standards for zoning districts not listed in this chart</u>	<u>F=Front S=Side S=Side SS= Streetside SS=Street side R=Rear R=Rear W=Waterfront</u>	<u>Traditional Zoning Districts NT, NTM, CRT, CCT, IT zoning districts</u>	<u>Suburban Zoning Districts NS, NSM, NMH, NPUD, CRS, CCS, IS, P zoning districts</u>
Ancillary equipment, commercial, (see accessory structures section for additional requirements).	S, R SS	No closer to property line than 5 ft. No closer to property line than 10 ft.	No closer to property line than 5 ft. No closer to property line than 10 ft.
	S, R	No closer to property line than 3 ft.	No closer to property line than 3 ft.

Ancillary equipment, residential, (see accessory structures section for additional requirements).	SS	No more than 4 ft. from setback line	No more than 4 ft. from setback line
Structure/Improvement	<u>F=Front</u> <u>S=Side</u> <u>SS=Street side</u> <u>R=Rear</u> <u>W=Waterfront</u>	<u>NT, NTM, CRT, CCT, IT, DC, EC, IC zoning districts</u>	<u>NS, NSM, NMH, NPUD, CRS, CCS, IS, P, RC zoning districts</u>
Arbor or pergola (with a minimum of 50% open roof structure, up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
Awnings	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Balcony (open on three sides)	All	Leading edge no more than 3 ft. from setback line	Leading edge no more than 3 ft. from setback line
Barbeque, grill or kitchen, outdoor (up to 10 ft. in height), <u>This applies only to permanently installed equipment, fixtures, sinks, cabinets, and counters.</u>	S, R	<u>To property line</u> <u>No closer to property line than 5 ft.</u>	<u>To property line</u> <u>No closer to property line than 5 ft.</u>
	SS, W	No more than 5 ft. from setback line	No more than 5 ft. from setback line
Bay window (without a footer), <u>elevated a minimum of 12-inches above the finished floor of the main floor.</u>	All	No more than 3 ft. from setback line	No more than 3 ft. from setback line
Canopy, <u>commercial vehicular use</u> (drive-through, freestanding, or attached)	F, SS	No encroachment permitted	Leading edge no closer to property line than 10 ft.
Carports, <u>commercial use</u> (open all sides)	F	Leading edge no closer to property line than 10 ft.	Leading edge no closer to property line than 10 ft.
	S, SS, R	Leading edge no closer to property line than 5 ft.	Leading edge no closer to property line than 5 ft.
Carports, <u>residential use</u> (open on a minimum of two sides)	F, SS	No encroachment permitted	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.	Leading edge no closer to property line than 3 ft.
Chimney	All	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.
Decks, patios, porches and screen enclosures:			
Decks and patios, uncovered (up to 12 inches above existing grade or the top of an existing seawall) <u>(open on all sides, excluding support columns)</u>	S, R	To property line	To property line
	SS	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 5 ft. (Note: Federal and state	No closer to property line or seawall than 5 ft. (Note: Federal and state

		regulations may be more restrictive.)	regulations may be more restrictive.)
Decks and patios, uncovered (more than 12 inches and less than 30 inches above existing grade or the top of an existing seawall) <u>(open on all sides, excluding support columns)</u>	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 8 ft.	No closer to property line than 8 ft.
	W	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)
Patios, covered, and pergolas (or shade sails in lieu of solid roof) (no more than 12 inches above existing grade or the top of an existing seawall) <u>(open on all sides, excluding support columns)</u>	S, SS, R	No closer to property line than <u>7.5</u> 5 ft.	No closer to property line than 7.5 ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Porch, open (less than 30 inches above existing grade or the top of an existing seawall) <u>(open on all sides, excluding support columns)</u>	F, SS	Leading edge no more than 5 ft. from setback line	Leading edge no more than 5 ft. from setback line
	R	No encroachment permitted	Leading edge no more than 10 ft. from setback line
	W	Leading edge no more than 5 ft. from setback line	No encroachment permitted
Screen enclosure, patio (solid roof) <u>(no more than 12 inches above existing grade or the top of an existing seawall) (screened on all sides, excluding support columns)</u>	S, SS, R	No closer to property line than <u>7.5</u> 5 ft.	No closer to property line than 7.5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Screen enclosure (screen roof) <u>(no more than 12 inches above existing grade or the top of an existing seawall) (screened on all sides, excluding support structure)</u>	S, SS, R	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Dumpster enclosure	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Eaves	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Fences	All	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Flag poles (up to 35 ft. in height)	All	To property line or seawall	To property line or seawall
Flags, wall-mounted	All	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.
Garages, residential front-loading	F	No encroachment permitted	No more than 5 ft. from setback line

	S	No encroachment permitted	No more than 2 ft. from setback line
	SS	No encroachment permitted	No more than 3 ft. from setback line
Garages, residential side-loading or facing an alley	F	No encroachment permitted	No more than eight ft. from setback line
	S	No more than 2 ft. from setback line	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line	No more than 5 ft. from setback line
	R	<u>No encroachment permitted</u>	<u>10 ft., or 22 ft. including the width of the alley, whichever is less.</u>
Gardening Hoop House, Cold Frame, Greenhouse, Vertical vegetable structure, raised garden bed (only one may encroach into the setback. The maximum size is limited to 100 s.f. in area and 10 ft. in height)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Lawn ornaments (including fountains and other yard ornaments)	F, S, SS, R, W	No closer to property line or seawall than 3 ft.	No closer to property line or seawall than 3 ft.
Lighting, landscape (up to 3 ft. in height)	All	To property line or seawall	To property line or seawall
Lighting, site	All	To property line or seawall	To property line or seawall
Mailboxes (if permitted by the Code)	F, SS	To property line	To property line
Play equipment, residential (up to eight ft. in height)	S, SS, R, W	To property line or seawall	To property line or seawall
Play equipment, residential (more than eight ft. in height)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Pool, above ground (<u>greater than 12 inches above existing grade</u>)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 8 ft.	No closer to property line or seawall than 8 ft.
Pool, in-ground (<u>up to 12 inches above existing grade</u>) pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs.)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Ramp for citizens with impairments	All	To property line or seawall	To property line or seawall
Retaining (return) wall	F, S, SS, R	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall
	W	To the property line or seawall: The overall height shall be no greater than the top of	To the property line or seawall: The overall height shall be no greater than the top of

		the existing seawall. (Note: Federal and state regulations may be more restrictive.)	the existing seawall. (Note: Federal and state regulations may be more restrictive.)
Shed (only one shed may encroach into the setback. The maximum size is limited to 100 sq. ft. in area and 10 ft. in height)	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and no part of the shed shall be located in front of the front façade line of the principal structure	No encroachment allowed, except as noted in the use-specific development standards for accessory structures
	R	<u>Anywhere within rear 20 ft. of lot</u> <u>To property line</u>	<u>Anywhere within rear 20 ft. of lot</u> <u>To property line</u>
	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot not allowed	No more than 5 ft. from setback line, within the rear 20 ft. of lot NS-1 only see district regulations
	S	No closer to property line than 3 ft., except in the rear yard within the rear 20 ft. of lot to property line	No closer to property line than 3 ft., except in the rear yard within the rear 20 ft. of lot to property line
	W	No encroachment allowed	No encroachment allowed
Sidewalks (up to 6 ft. in width)	All	To property line or seawall	To property line or seawall
Spa	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Steps, stairs (steps, stairs shall not exceed 3 ft. in height above grade.)	F, R, W	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.
	S, SS	No more than 4 ft. from setback line but no closer to property line than 4 ft.	No more than 4 ft. from setback line but no closer to property line than 4 ft.
Stoop (up to 3 ft. by 6 ft. in area)	All	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.
Walls	F, S, SS, R, W	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
<u>Wooden platform for energy meter in a flood zone</u>	S, R	<u>No closer to property line than 2 ft. for platforms up to 3 ft. above grade, or no closer to property line than 2.5 ft. for platforms up to 4 ft.</u>	<u>No closer to property line than 2 ft. for platforms up to 3 ft. above grade, or no closer to property line than 2.5 ft. for platforms up to 4 ft.</u>

		<u>above grade, or no closer to property line than 3 ft. for platforms up to 5 ft. above grade</u>	<u>above grade, or no closer to property line than 3 ft. for platforms up to 5 ft. above grade</u>
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SECTION 33. Section 16.70.015 of the St. Petersburg City Code is hereby amended to read as follows:

16.70.010.5. - Rehearing.

An applicant, appellant or registered opponent following a quasi-judicial decision of the City Council or a quasi-judicial decision of a commission that is not appealable to the City Council may request a rehearing.

- A. The City Council or commission shall not rehear an application unless:
 - 1. There has been faulty notification to the applicant, appellant or registered opponent.
 - 2. New evidence is discovered by the applicant, appellant or registered opponent after the hearing which would likely change the result if a new hearing is granted and which could not have been discovered before the hearing by due diligence; or
 - 3. There is a substantial change of circumstance.
- B. If either of these conditions is alleged to exist, then a request for rehearing may be made by the original applicant, appellant, registered opponent or the City staff within ten days of the original decision by filing a written request for rehearing with the POD.
 - 1. If a request for rehearing is based on newly discovered evidence, documents supporting that evidence shall be served with the application.
 - 2. A request for rehearing shall be heard at the next regularly scheduled meeting following the receipt of the request and, based upon the information before it, City Council or the Commission shall issue an order denying or granting a rehearing.
 - 3. If a request for rehearing is granted, the application shall be scheduled for a public hearing after the required fee, if any, has been paid and notification has been made as required for the first hearing by the person requesting the rehearing.
 - 4. If a request for rehearing is timely filed, such filing tolls the time in which to seek judicial review of the decision until an order is rendered denying the request for rehearing. If a request for a rehearing is granted, the time in which to seek judicial review shall begin when an order is entered at the rehearing on the application.

SECTION 34. The Decisions and Appeals Table in Section 16.70.015 of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.70.015. - DECISIONS AND APPEALS TABLE

The following table summarizes decisions and appeals routes regarding many zoning permits, planning and zoning decisions, subdivision decisions, historic preservation, and supplemental procedures. Refer to the City Code section listed for a detailed description of the procedure. The text of the relevant City Code section shall be determinative of the procedure required. Not all decision and appeal rights are outlined herein.

Decisions and Appeals

Process Type	City Code Section	POD Decision	Commission Decision	City Council Decision
Zoning Permits, Generally (Section 16.70.030.)				
Adult Use Permits, Appeals and Variances	16.70.030.1.1.	Advisory to City Council	not applicable	Final
Dock Permits	16.70.030.1.2.	Final (appealable to DRC)	DRC (Final)	not applicable
Dock Permit Appeals and Variances	16.70.030.1.2.	Advisory to DRC	DRC (Final)	not applicable
Dog Dining Permits	16.70.030.1.3.	Final (appealable to DRC)	DRC (Final)	not applicable
Landscape Permits	16.70.030.1.4.	Final (appealable to DRC)	DRC (Final)	not applicable
Pushcart Vending Permits	16.70.030.1.5.	Final (appealable to DRC)	DRC (Final)	not applicable
Roadside Vending Market Permits	16.70.030.1.6.	Final (appealable to DRC)	DRC (Final)	not applicable
Sidewalk Café Permits	16.70.030.1.7.	Final (appealable to DRC)	DRC (Final)	not applicable
Sidewalk Retail Display Permits	16.70.030.1.8.	Final (appealable to DRC)	DRC (Final)	not applicable
Sign Permits	16.70.030.1.9.	Final (appealable to DRC)	DRC (Final)	not applicable
Temporary Parking Lot Permits	16.70.030.1.10.	Final (appealable to DRC)	DRC (Final)	not applicable
Temporary Use Permits	16.70.030.1.11.	Final (appealable to DRC)	DRC (Final)	not applicable
Tree Removal Permits	16.70.030.1.12.	Final (appealable to DRC)	DRC (Final)	not applicable
Community Garden Permit	16.70.030.1.13.	Final (appealable to DRC)	DRC (Final)	not applicable
<u>Sidewalk Payment in Lieu</u>	<u>16.70.070.1.3.</u>	<u>Final</u>	<u>DRC</u>	<u>not</u>

		<u>(appealable to DRC)</u>	<u>(Final)</u>	<u>applicable</u>
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SECTION 35. Section 16.70.030.1.2.E of the St. Petersburg City Code is hereby amended to read as follows:

16.70.030.1.2. - Dock permit.

E. Side setback-waivers. The POD shall have the power to grant waivers to the side setback requirements. The applicant shall send a notice of intent to file a dock permit application with a plan clearly depicting the dock and lift improvements with detailed measurements to the projected property line to all owners of platted water lots and contiguous platted upland lots within 200 feet measured along the side of the waterway where the side setback waiver is requested by regular mail (with certificate of mailing provided to the POD) 30 days prior to filing of such application. The applicant shall also provide a notarized letter of support from the owner of the abutting lot on the side where a side setback waiver is being requested. If no objections are received by the POD, the POD may administratively approve the request. Requests for variances shall be reviewed by the commission designated in the Decisions and Appeals Table.

SECTION 36. Section 16.70.040.1.8 of the St. Petersburg City Code is hereby amended to read as follows:

16.70.040.1.8. – ~~Reserved.~~ Reasonable Accommodations.

A. Purpose. The purpose of this section is to establish a uniform mechanism to process requests for reasonable accommodation to this Chapter 16 (the City's land development regulations) for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA"). For purposes of this section, a "disabled" individual or person is an individual that qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to this Chapter as provided by the FHA and the ADA pursuant to the procedures set out in this section.

B. Application requirements. A request by an applicant for reasonable accommodation under this section shall be made in writing to the POD by completion of a reasonable accommodation request form provided by the City. The reasonable accommodation request form shall contain such information as the POD deems necessary for processing the reasonable accommodation request and shall include, at a minimum, the following information:

1. The name, telephone number, physical address and e-mail address (if available) of the applicant, and the applicant's representative, if applicable.
2. The physical address of the housing or other location at which the accommodation is requested.
3. A description of the qualifying disability or handicap.
4. A description of the requested accommodation and the specific provisions of this Chapter from which accommodation is sought.
5. The reasons the reasonable accommodation is necessary.

C. Application Review and Determination.

1. The POD shall review the completed application and issue a written determination within thirty (30) days of the date of receipt of the completed application. The POD may, consistent

with the FHA and/or ADA, (a) grant the request (with or without conditions), (b) grant a portion of the request and deny a portion of the request, or (c) deny the request.

2. In determining whether the reasonable accommodation request shall be granted, granted in part, or denied, the applicant shall be required to establish the following:
 - a. That the proposed accommodation(s) being sought is (are) reasonable and necessary to afford handicapped/disabled person(s) equal opportunity to use and enjoy housing or other service(s); and
 - b. That the person(s) are protected under the FHA and/or ADA by demonstrating that said person(s) are handicapped or disabled, as defined in the FHA and/or ADA. Although the definition of disability is subject to judicial interpretation, for purposes of this section and pursuant to the ADA, the disabled person(s) must demonstrate one (1) of the following:
 - i. A physical or mental impairment, which substantially limits one (1) or more major life activities;
 - ii. A record of having such impairment; or
 - iii. That the person(s) is (are) regarded as having such impairment.
3. In addition to the above, the POD shall consider the following when deciding whether to grant, grant in part, or deny a request for a reasonable accommodation:
 - a. Whether the requested accommodation would impose an undue financial or administrative burden on the City; and
 - b. Whether the requested accommodation would require a fundamental alteration of a material nature in the City's land use, zoning, or development policies.

If the POD finds that the requested accommodation will impose an undue financial or administrative burden on the City, or will require a fundamental alteration in the nature of the City's land use and zoning regulations, the POD may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions.

D. No Fee. There shall be no fee imposed by the City in connection with a request for reasonable accommodation.

E. General Provisions. The following general provisions are applicable to reasonable accommodation requests:

1. A disabled or handicapped individual may apply for a reasonable accommodation on his/her own behalf or may be represented at all stages of the reasonable accommodation request process by an attorney, legally appointed guardian, or other person designated by the disabled individual as authorized to submit the application on their behalf.
2. A reasonable accommodation does not alter an individual's obligation to comply with other applicable federal, state, county or City requirements, rules, regulations, or laws, including all applicable zoning, building, and/or engineering permitting requirements.
3. A reasonable accommodation is not a variance. It is an exception specific to the disabled individual(s) and is not transferrable to a new property owner or other occupant. The City

may, at any time, require removal or discontinuance of the accommodation when the disabled individual no longer occupies the property.

4. If a reasonable accommodation request is approved (in whole or in part), the applicant shall, within 30 days, record a notice of the accommodation in the public records of Pinellas County. The notice shall, at a minimum, describe the specific accommodation granted, identify any improvements made pursuant to the accommodation, state that the accommodation is personal to the disabled individual and does not run with the land, and specify that future property owners may be required to remove or alter improvements made pursuant to the accommodation to comply with the current land development regulations of the City of St. Petersburg.

SECTION 37. The St. Petersburg City Code is hereby amended by creating a new Section 16.70.070.1.3 to read as follows:

16.70.070.1.3. - Sidewalk Payment in Lieu.

A. *Applicability.* Any person requesting a sidewalk payment in lieu shall apply to the POD.

B. *Application.* An application for a sidewalk payment in lieu shall include the following information in addition to the information that the POD may generally require for a planning and zoning decision application:

1. *A site plan of the subject property.* The number of copies required shall be established by the POD:
 - a. All site plans shall include information required by the POD.
 - (1) Location of existing trees, utilities and other above ground facilities in the area where the sidewalk is generally to be installed.
 - (2) Spot elevations in the area where the sidewalk is generally to be installed may be required by the POD.
2. A written description of the existing site conditions and circumstances which make it difficult to install a sidewalk.

C. *Procedure.*

1. *Administrative approval.* Where unique conditions to the site or surrounding conditions preclude strict compliance with the land development regulations, the POD may approve a payment in lieu of installing a sidewalk.

D. *Standards for review.* In addition to the standards of review for a zoning and planning decision generally, a decision shall comply with the following factor:

1. Where on the basis of unique site conditions or specific alignment criteria for sidewalks within rights-of-way in relation to unique conditions such as topography or unusually large trees.

E. *Appeals.* A decision of the POD granting, granting with conditions or denying the payment in lieu may be appealed to the commission designated in the Decisions and Appeals Table.

SECTION 38. The definition of 'Architectural detail' in Section 16.90.020.3 of the St. Petersburg City Code is hereby amended to read as follows:

Architectural detail means the architectural features, patterns, or ornamentation that provide visual interest at a pedestrian scale, including pedestrian-scale lighting, medallions, columns, kickplates, tilework, planters, ~~or balconies-~~, trim, molding, brackets, quoins, columns, chimney, louver-attic vent,

shutters and niche. This definition includes changes in material or changes in the plane of the building facade. Other architectural details or features may be permitted if they are consistent with the architectural style. Any detail or feature shall be carried throughout the exterior of the building.

SECTION 39. Section 16.90.020.3 of the St. Petersburg City Code is hereby amended by adding the following new definitions, in the appropriate alphabetical order, to read as follows:

Bay window means a window or windows projection from the exterior wall of a building creating a bay with a minimum of 50-percent glazing of the surface area.

Chimney means an architectural feature connected to a fireplace with a flue that extends above the roof line.

Patio, Covered means a patio or deck that is covered by a solid roof.

Pergola means a perforated roof structure consisting of cross beams and support columns with a minimum of 50% open to the sky.

Screen Room, screen roof means a structure with the walls and roof consisting of screens or similar material.

Screen Room, solid roof means a structure that consists of a solid roof with screened in walls.

Shade sail means a fabric or similar material that is stretched between several anchor points.

Sunroom means a glassed enclosed room, which may have a glass roof.

SECTION 40. 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 41. 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 42. 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 43. 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 this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



City Attorney (designee)
00815339.docx



DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Development Services Department,
Development Review Services Division

For Public Hearing on Wednesday, April 2, 2025
at 1:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR 2024-05

This is a City-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** the following text amendments to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33701

CONTACT: Corey Malyszka, Zoning Official
Development Review Services
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33711
Corey.Malyszka@stpete.org
(727) 893-5453

COMMISSION AUTHORITY

Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the LDRC, is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

STAFF ANALYSIS

Background

Following the adoption of the City of St. Petersburg's Land Development Regulations in 2007, amendments to the Residential Land Development Regulations were approved in 2017 in order to further ensure the goals and visions of the plan were being met. Prompted by accelerated redevelopment in residential neighborhoods beginning in 2015, a review of the adopted neighborhood residential Land Development Regulations was conducted to identify if the resulting built environment reflected the goals and visions of the City's adopted plans. This review led to a series of text amendments to the Residential Land Development Regulations to be adopted by City Council in 2017.

Continuing to ensure that the execution of the Residential Land Development Regulations results in a built environment that reflects the goals and objectives of the City's Comprehensive Plan and Vision Plan, staff has conducted an updated review of the existing Land Development Regulations. The goal of this review was to identify and address potential improvements, clarifications, and amendments that support current priorities generally held by residents, neighborhood associations, and other impacted stakeholder groups

Public Participation

Prior to compiling these text amendments, City Staff hosted two (2) public stakeholder workshops, attended meetings with two (2) local stakeholder groups, provided an informational session and obtained feedback from the Council of Neighborhood Associations, and conducted one (1) DRC Workshop with the Development Review Commission.

- **Public Stakeholder Workshops**

On May 15 and June 16, 2024, City Staff hosted two public meetings to provide background on the proposed LDR text amendments and receive comments from members of the public. Generally, stakeholder feedback from these sessions included:

- Favorable response to incentivizing the preservation of existing specimen trees on residential parcels.
- Desire for the development of a payment in lieu option for required sidewalks.
- Unfavorable response to removing the existing restrictions relating to the storage of domestic equipment on residential parcels.
- Resistance to permitting the use of non-traditional fencing materials for residential perimeter fences.

- **Stakeholder Meeting: Tampa Bay Builders Association (TBBA) Meetings**

Two meetings were held with TBBA to discuss the proposed text amendment, answer questions, and receive feedback from members of the association from the perspective of the development community within the City of St. Petersburg. Generally, feedback from these meetings included:

- Desire for the residential wall composition and transparency requirements to be reduced to allow for ease of design and creating potential exemptions to the existing exterior fenestration requirements.
- Comments relating to the setback requirements for stairs leading to a front porch within a flood zone.
- Suggestions to increase FAR bonus structure to include balconies over porches and to reconsider the existing requirement for two story porches to meet principal structure setbacks.
- Expanding the available architectural styles eligible to obtain the applicable FAR bonus.

- **Stakeholder Meeting: Historic Kenwood Neighborhood Association (HKNA)**

A meeting was held with HKNA to discuss the proposed amendments, answer questions and receive feedback and suggestions in regard to the specific needs of residents within a historic district. Generally, comments from this meeting included:

- Comments regarding foundation height of new construction homes in relation to the foundation height of surrounding historic homes.
- Suggested change to FAR Bonus E for height to be measured from top of foundation to allow for taller foundation consistent with traditional architectural styles.
- **Housing Land Use & Transportation (HLUT) Committee (September 12, 2024)**
 Staff presented initial findings from public stakeholder sessions and meetings with preliminary considerations for amendments at the HLUT Committee meeting. Feedback from HLUT Committee members included the following:
 - General support for proposed code amendments including restrictions on non-traditional fencing materials, preservation of existing specimen trees, and creation of a payment in lieu program for required sidewalks in residential districts.
 - Interest in additional requirements or bonuses that further regulate the physical massing of residential structures.
 - Supportive of proposed amendments that reduce restrictions on accessory dwelling units within the NS zoning districts.
- **Council of Neighborhood Associations (CONA)**
 An informational session was provided to CONA on September 18, 2024, by staff to provide details and summarize the current amendments to the Land Development Regulations being proposed.
- **Housing Land Use & Transportation (HLUT) Committee (March 6, 2025)**
 Staff presented an update of proposed code changes at the HLUT Committee meeting. Feedback from HLUT Committee members included the following:
 - Request pictures that illustrate what the increase in the blank area will look like.
 - Request additional design regulations for porches and façade articulation be added in the CRT zoning district.

Proposal

The Planning and Development Services Department, Development Review Services Division, has compiled an attached set of proposed amendments to the Land Development Regulations. The proposed amendments, include modifying, adding and clarifying current Floor Area Ratio (FAR) bonuses and Building and Site Design Regulations, minor changes to the fence and landscape sections, adding definitions and making code changes to be consistent with state statutes.

CONSISTENCY AND COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

- **Objective LU8:** The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Section 163.3202, Florida Statutes. The City will amend its land development regulations consistent with the requirements of Section 163.3202, Florida Statutes so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.H1.3 - Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

- LU8.1: Pursuant to the requirements of Section 163.3202 F.S. the land development regulations (Chapter 16, City Code of Ordinances) will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.
- LU8.2: Encourage more consistent interpretation and administration of land development regulations among City Council, the commissions designated in the LDRs and the City Staff through orientation meetings and joint workshops that provide a background on the implementation of City policies and regulations.
- Objective LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.
- LU21.1: The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.
- LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- LU21.1 The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

PUBLIC HEARING PROCESS

The proposed amendment requires one (1) public hearing, conducted by the Development Review Commission in its capacity as the Land Development Regulation Commission and one (1) City Council public hearings. The City Council shall consider the recommendation of the DRC and vote to approve, approve with modification or deny the proposed amendments.

RECOMMENDATION

The Planning & Development Services Department finds that the proposed request is consistent with the Comprehensive Plan and recommends **APPROVAL**.

REPORT APPROVED BY:

/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP
Director, Planning & Development Services

Exhibits and Attachments

1. Housing Affordability Impact statement
2. Proposed Amendments in Strike-through/underline format
3. LDR Code Update Summary Table

HOUSING AFFORDABILITY IMPACT STATEMENT

City of St. Petersburg Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City's Housing and Community Development Department.

I. Initiating Department: Planning & Development Services Development

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2024-05).

III. Impact Analysis:

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No X (No further explanation required.)
Yes Explanation:

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No X (No further explanation required)
Yes Explanation:

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required.

/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP
Director, Planning & Development Services

Copies to: City Clerk
Director, Housing and Community Development



LDR 2024-05 – RESIDENTIAL LAND DEVELOPMENT REGULATIONS (LDRs) CODE UPDATE

March 2025

SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
1. 16.20.010.4.3	Neighborhood Traditional Single-Family Districts Neighborhood Traditional Single-Family-3 (NT-3).	Clarification	<p>Problem Statement: Summary of NT-3 includes statement that garage apartments are not permitted when the code has been changed to allow ADUs in NT-3 districts.</p> <p>Requested Action: Remove the text stating that garage apartments are not permitted.</p>
2. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Front Porch Elevation Bonus	Regulatory Change	<p>Problem Statement: Existing front porch elevation requirement of 12-inches is not consistent with the configuration of many historic homes throughout the City.</p> <p>Requested Action: Provide a 0.03 FAR bonus when front porch is elevated an additional six-inches totaling a minimum of 18-inches above existing grade.</p>
3. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Separation Bonus	Regulatory Change	<p>Problem Statement: New single-family residences are typically built to maximize the entirety of the buildable area of the lot creating a large two-story box structure.</p> <p>Requested Action: Add FAR bonus for providing minimum 20-ft separation between principal and accessory structures, as well as between second floor portions of the principal structure.</p>
4. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Front Façade Articulation Bonus	Clarification	<p>Problem Statement: FAR Bonus H provides a 0.06 bonus for each additional foot of front façade articulation with a 0.10 max bonus. It requires a minimum articulation of 6-feet resulting in the maximum bonus applied when the minimum articulation is provided. Therefore, the 0.06 bonus for each foot is not necessary as the maximum 0.10 bonus is granted when the minimum articulation is provided.</p> <p>Requested Action: Remove the existing bonus for each foot as it is not utilized.</p>
5. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Larger Shade Tree Bonus	Clarification	<p>Problem Statement: FAR bonus for planting of larger shade tree indicates the spread shall be a minimum of 8-10 inches at time of planting when it should be 8-10 feet.</p> <p>Requested Action: Revise code language to reflect that an 8-10 foot spread is required to obtain FAR bonus for planting larger shade tree.</p>
6. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Preservation of Existing Trees Bonus	Regulatory Change	<p>Problem Statement: Preservation of existing onsite Grand trees is not currently incentivized.</p> <p>Requested Action: Create a new FAR bonus for preservation of existing Grand trees with a 0.02 bonus for each tree, maximum 0.04 bonus.</p>
7. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Solar Ready Bonus	Regulatory Change	<p>Problem Statement: Currently FAR bonus for Solar Ready is vague and provides no base line for evaluation of a new home being "solar ready"</p> <p>Requested Action: Add quantifiable standard that a new home provides a minimum 200 AMP electric panel and conduit running to roof for future solar installation. FAR bonus reduced from 0.02 to 0.01 bonus due to additional FAR bonuses for solar installation and electric vehicle charging being added.</p>
8. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Solar Installation Bonus	Regulatory Change	<p>Problem Statement: Solar installation is not currently incentivized with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus per Kilowatt installed up to a maximum bonus of 0.03.</p>
9. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – FAR Electric Vehicle Charging Bonus	Regulatory Change	<p>Problem Statement: Residential Electric Vehicle charging stations are not current incentive with an FAR bonus.</p> <p>Requested Action: Provide a 0.01 FAR bonus for residential EV charging capability.</p>
10. 16.20.010.5	Neighborhood Traditional Single-Family Districts Maximum development potential – Quality materials on exterior facades	Regulatory Change	<p>Problem Statement: During the DRC Workshop a request was made for an FAR bonus for utilizing quality materials on exterior facades.</p> <p>Requested Action: Add a 0.05 FAR bonus when exterior facades are proposed with solid wood siding, brick, stone and/or wrought iron throughout all structures and a 0.03 FAR bonus when brick or stone veneer or hardi-board are utilized.</p>
11. 16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Clarification	<p>Problem Statement: Clarify maximum building height language in terms of where measurement is applied to for setback purposes to be consistent with current practices.</p> <p>Requested Action: Revise language in Minimum Building Setbacks table to clarify that height is measured to the beginning of roofline when determining setbacks.</p>
12. 16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Consistency	<p>Problem Statement: Minor encroachments aligning with the side of an existing structure are permitted within interior side yard setbacks for all zoning districts up to 24-feet in height except for NT-1 and NT-2 for lots less than 60-feet in width.</p> <p>Requested Action: Add minor encroachment allowance to interior side yard setback for lots less than 60-feet in width zoned NT-1 and NT-2.</p>

13.	16.20.010.6	Neighborhood Traditional Single-Family Districts Building Envelope: Maximum height and minimum setbacks	Regulatory Change	<p>Problem Statement: For existing structures located in a Special Flood Hazard Area adhering to required setbacks creates conflict when elevating the structure to meet current FEMA flood elevation.</p> <p>Requested Action: Provide a minor encroachment option to allow an existing single-family home to be elevated to meet FEMA flood elevation when specific criteria is met.</p>
14.	16.20.010.10	Neighborhood Traditional Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Regulatory Change	<p>Problem Statement: Administrative approval for reduced front yard setbacks and FAR only references predominant building setbacks in the block which the development is proposed.</p> <p>Requested Action: Provide text to clarify administrative front setback and FAR approvals will be determined by predominant setbacks established in the block face on either side of the street development is proposed.</p>
15.	16.20.010.10	Neighborhood Traditional Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Clarification	<p>Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered.</p> <p>Requested Action: Revise text to remove definition of "predominant" for reduced setback and added new review criterion.</p>
16.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and site design: Building and site design	Clarification	<p>Problem Statement: Non-residential parking, retention pond and dumpsters are not expressly referenced to being included with loading docks and other service areas.</p> <p>Requested Action: Include "parking, retention pond" in the required uses to be located behind the front façade line of the principle structure for all non-residential uses.</p>
17.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Building and site design	Regulatory Change	<p>Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated above grade.</p> <p>Requested Action: Indicate specified screening requirement for both elevated, and at-grade, mechanical equipment and utility functions.</p>
18.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Vehicle connections and parking	Clarification	<p>Problem Statement: It is currently stated that driveways shall "face the alley" where the intention of this section is to require driveway access to be located off the alley in NT-2 and NT-3 districts.</p> <p>Requested Action: Clarify that driveways shall be accessed off an alley when available.</p>
19.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Vehicle connections and parking	Regulatory Change	<p>Problem Statement: On parcels with no alley access the code only permits garages facing the side street and references a maximum of one "curb cut."</p> <p>Requested Action: Allow for garages on parcels with no alley access to face the rear of the property, and include clarifying text changing "curb cut" to "driveway"</p>
20.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Clarification	<p>Problem Statement: Currently, porches are required to connect from the principal entry to the curb of the "primary" street. This presents a conflict for corner lots that have principal entries facing the side street.</p> <p>Requested Action: Amend this text to remove "primary" from principal entry connections to the curb.</p>
21.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Regulatory Change	<p>Problem Statement: Compliance with code requirements to provide paved connections between public sidewalks and the curb creates conflict when the existing grade prevents compliance with ADA minimum standards.</p> <p>Requested Action: Provide an exception to this requirement when it has been shown that the existing grades prevent compliance with ADA minimum slope requirements.</p>
22.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site design: Porches and pedestrian connections	Regulatory Change	<p>Problem Statement: Required front porches for principal structures are contradictory to some acceptable architectural styles permitted within the traditional zoning districts.</p> <p>Requested Action: Provide an exemption from the minimum size requirements for front porches when doing so is consistent with the proposed architectural style.</p>
23.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Not clear that repetitive design requirement applies to homes within the same block</p> <p>Requested Action: Add "within the same block" to repetitive design regulations</p>
24.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Repetitive design regulations not clear on required differences for architectural details.</p> <p>Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.</p>
25.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes proposed with different number of stories.</p> <p>Requested Action: Include text to state that variation is not required for new homes with a different number of habitable stories.</p>
26.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes.</p> <p>Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.</p>
27.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Form	Regulatory Change	<p>Problem Statement: The front porch should have a minimum of two steps leading up to the porch to maintain consistency with required elevation.</p> <p>Requested Action: Add language requiring that the front porch shall include at least two risers leading up to the porch.</p>

28.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide language that allows blank facades up to 20-feet in width on facades located in the rear one-half of the lot provided it is not visible from a right-of-way.</p>
29.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Clarification	<p>Problem Statement: Currently no reference to the definition of "fenestration" is provided.</p> <p>Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.</p>
30.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and transparency	Regulatory Change	<p>Problem Statement: Code currently prohibits flush mounted windows which is not practical. Provisions currently exist requiring architectural trim or shutters for windows recessed less than three inches.</p> <p>Requested Action: Remove language prohibiting flush mounted windows and clarify what is included in trim.</p>
31.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Garages	Regulatory Change	<p>Problem Statement: Double bay garage doors are currently prohibited along primary and non-primary streets when abutting another property's front yard. Double bay garage doors are typically 16-feet wide, visible from a street detract from the architectural quality and attractiveness of single-family residences.</p> <p>Requested Action: Require single bay doors (one or two bays) on all garages facing a primary and streetside yard. This is not applicable to garages facing alleys.</p>
32.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Garages	Clarification	<p>Problem Statement: Language for garage doors facing a non-primary side street is unclear.</p> <p>Requested Action: Remove the reference to adjoining side yards abutting another property's front yard.</p>
33.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Materials	Regulatory Change	<p>Problem Statement: Exception to the requirement for consistent building materials on one-story covered patios, screen enclosures or sunrooms located at least 10-feet behind the front façade is too limited.</p> <p>Requested Action: Allow for pergolas and sunrooms to be exempt from this requirement when meeting the necessary criteria.</p>
34.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Building Materials	Regulatory Change	<p>Problem Statement: Code requires matching roof style when converting an existing covered patio, screen enclosure with solid roof or sunroom to enclosed habitable space which is typically impractical when the existing nonhabitable space has a flat roof.</p> <p>Requested Action: Allow existing covered patios, screen enclosures with solid roof or sunrooms to be converted to enclosed habitable space without matching the roof style of the principal structure.</p>
35.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building and Site Design: Accessory structures and ancillary equipment and carports	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide text that allows for multi-story accessory buildings to contain a blank area up to 20-feet in width</p>
36.	16.20.015.3	Neighborhood Traditional Mixed Residential Districts Introduction to the NTM-1 district	Clarification	<p>Problem Statement: Introduction to the NTM zoning district does include a reference to structures in this zoning districts being permitted up to 4-units per building.</p> <p>Requested Action: Add text to state that building typologies within the NTM-1 zoning district have a maximum of 4-units per building.</p>
37.	16.20.015.6	Neighborhood Traditional Mixed Residential Districts Maximum Building Width	Regulatory Change	<p>Problem Statement: NTM provisions limit residential structures to a maximum width of 40-feet. This limitation is intended for multi-family structures and not for single-family residences.</p> <p>Requested Action: Add footnote permitted a residential building with only one dwelling unit to exceed 40-feet in width.</p>
38.	16.20.015.7	Neighborhood Traditional Mixed Residential Districts Entrances	Clarification	<p>Problem Statement: Current text relating to the number and location of primary entrances is confusing to readers.</p> <p>Requested Action: Provide clarifying language for additional buildings located behind the front structure and for expansions to existing buildings.</p>
39.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building layout orientation	Regulatory Change	<p>Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated above grade and parking, retention pond and dumpsters are not expressly referenced to being included with service areas, loading docks and mechanical equipment.</p> <p>Requested Action: Indicate specified screening requirement for both elevated, and at-grade, mechanical equipment and utility functions, and include "parking, retention pond and dumpsters" in the required uses to be located behind the front façade line of the principle structure.</p>
40.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Landscaping	Regulatory Change	<p>Problem Statement: Currently, no landscaping regulations are included non-residential developments and project exceeding 4-units.</p> <p>Requested Action: Amend text to instruct non-residential and projects exceeding 4-units to adhere to the landscape regulations included within Section 16.40.060.2.1.3</p>
41.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Porches and pedestrian connections	Regulatory Change	<p>Problem Statement: Required front porches for principal structures are contradictory to some acceptable architectural styles permitted within the traditional zoning districts.</p> <p>Requested Action: Provide an exemption from the minimum size requirements for front porches when doing so is consistent with the proposed architectural style.</p>
42.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Not clear that repetitive design requirement applies to homes within the same block</p> <p>Requested Action: Add "within the same block" to repetitive design regulations</p>

43.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Clarification	<p>Problem Statement: Repetitive design regulations not clear on required differences for architectural details</p> <p>Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.</p>
44.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations not clear on the determination of substantially similar architectural styles.</p> <p>Requested Action: Include text to state that substantially similar architectural styles do not include homes with different number of stories.</p>
45.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes.</p> <p>Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.</p>
46.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes proposed with different number of stories.</p> <p>Requested Action: Include text to state that variation is not required for new homes with a different number of habitable stories.</p>
47.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes.</p> <p>Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.</p>
48.	16.20.015.8	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and Transparency	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide language that allows blank facades up to 20-feet in width on facades located in the rear one-half of the lot provided it is not visible from a right-of-way.</p>
49.	16.20.015.8	Neighborhood Traditional Single-Family Districts Building and Site Design: Wall Composition and Transparency	Clarification	<p>Problem Statement: Currently no reference to the definition of "fenestration" is provided.</p> <p>Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.</p>
50.	16.20.015.8	Neighborhood Traditional Mixed Residential Districts Building and Site Design: Wall Composition and Transparency	Regulatory Change	<p>Problem Statement: Code currently prohibits flush mounted windows which is not practical. Provisions currently exist requiring architectural trim or shutters for windows recessed less than three inches.</p> <p>Requested Action: Remove language prohibiting flush mounted windows.</p>
51.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	<p>Problem Statement: Clarify maximum building height language in terms of where measurement is applied to for setback purposes to be consistent with current practices</p> <p>Requested Action: Revise language in Minimum Building Setbacks table to clarify that height is measured to the beginning of roofline when determining setbacks.</p>
52.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	<p>Problem Statement: FEMA requirements for elevating new homes in Special Flood Hazard Areas creates conflicts with building height to beginning of roofline and setbacks when the new home is designed with a garage on the ground floor with habitable floors directly above resulting in significant increases in required setbacks for minimal increases in building height to beginning of roofline.</p> <p>Requested Action: Add an additional layer of increased setbacks based on increased building height to beginning of roofline to accommodate minimal increases in building height to beginning of roofline.</p>
53.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks	Regulatory Change	<p>Problem Statement: For existing structures located in a Special Flood Hazard Area adhering to required setbacks creates conflict when elevating the structure to meet current FEMA flood elevation.</p> <p>Requested Action: Provide a minor encroachment option to allow an existing single-family home to be elevated to meet FEMA flood elevation when specific criteria is met.</p>
54.	16.20.020.11	Neighborhood Suburban Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Regulatory Change	<p>Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered.</p> <p>Requested Action: Revise text to remove definition of "predominant" for reduced setback and added new review criterion.</p>
55.	16.20.020.11	Neighborhood Suburban Single-Family Districts Setbacks and FAR consistent with established neighborhood patterns	Clarification	<p>Problem Statement: The current definition of "predominant" does not provide a specified setback to be administered.</p> <p>Requested Action: Revise text to defined "predominant" as the midpoint between the two most common set of numbers that are within the range of numbers.</p>
56.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building and site design: Site layout and orientation	Regulatory Change	<p>Problem Statement: Requirements for screening of mechanical equipment and utility functions are not differentiated for equipment that is elevated above grade and parking, retention pond and dumpsters are not expressly referenced to being included with service areas, loading docks and mechanical equipment.</p> <p>Requested Action: Indicate specified screening requirement for both elevated, and at-grade, mechanical equipment and utility functions, and include "parking, retention pond and dumpsters" in the required uses to be located behind the front façade line of the principle structure.</p>
57.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building and site design: Site layout and orientation	Regulatory Change	<p>Problem Statement: The current text allows all garages to be in front of the front facade line of the principal structure.</p> <p>Requested Action: Amend text to only allow attached garages to encroach in front of the front façade line of the principal structure.</p>

58.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Clarification	<p>Problem Statement: Not clear that repetitive design requirement applies to homes within the same block</p> <p>Requested Action: Add "within the same block" to repetitive design regulations</p>
59.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Clarification	<p>Problem Statement: Repetitive design regulations not clear on required differences for architectural details</p> <p>Requested Action: Add the word "and" to clarify that all listed architectural details (doors, windows, columns, and porches) are required to be different.</p>
60.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations not clear on the determination of substantially similar architectural styles.</p> <p>Requested Action: Include text to state that substantially similar architectural styles do not include homes with different number of stories.</p>
61.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building and Site Design: Building Style	Regulatory Change	<p>Problem Statement: Repetitive design regulations do not account for new homes designed with varied heights and widths that contribute to the variation between new homes.</p> <p>Requested Action: Add fifth variation to repetitive design criteria for new homes varied front façade heights and front façade widths.</p>
62.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide language that allows blank facades up to 20-feet in width on rear and interior side facades located in the rear one-third of the lot.</p>
63.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Clarification	<p>Problem Statement: Currently no reference to the definition of "fenestration" is provided.</p> <p>Requested Action: Include a reference to Section 16.90.020 for the definition of fenestration and architectural details.</p>
64.	16.20.020.12	Neighborhood Suburban Single-Family Districts Wall Composition	Regulatory Change	<p>Problem Statement: Window trim for structures in NS districts have not been held to the same architectural standards as window trim on structures in NT districts.</p> <p>Requested Action: Add the same requirements for window trim consistent with the architectural style of the structure as required for NT zoned properties.</p>
65.	16.20.020.12	Neighborhood Suburban Single-Family Districts Garages	Regulatory Change	<p>Problem Statement: Existing text requiring a projecting entryway for homes with garages that comprise more than 40% of linear frontage of the façade does not clearly state that the projecting entryway be provided on the front facade.</p> <p>Requested Action: Change text to require a porch connected to the principal entry with a minimum projection of 5-feet in front of the front façade line of the principal structure.</p>
66.	16.20.020.12	Neighborhood Suburban Single-Family Districts Garages	Clarification	<p>Problem Statement: Requirements for decorative elements on garages does not account for structures facing the streetside and does not expressly state that detached garages are included.</p> <p>Requested Action: Add text to include structures facing the streetside and to included detached garages.</p>
67.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	<p>Problem Statement: Exception to the requirement for consistent building materials on one-story covered patios or screen enclosures located at least 10-feet behind the front façade is too limited.</p> <p>Requested Action: Allow for pergolas and sunrooms to be exempt from this requirement when meeting the necessary criteria.</p>
68.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	<p>Requested Action: Requests to convert existing covered patios and solid roofed screen enclosures to living space have restricted desired development and resulted in a high volume of design variances.</p> <p>Problem Statement: Add text to allow the conversion of an existing covered patio, or similar, to be exempt from matching the roof style of the principal structure.</p>
69.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building materials	Regulatory Change	<p>Problem Statement: The current code requirement that requires no blank facades greater than 16-feet in width has created challenges for developers.</p> <p>Requested Action: Provide text that allows for multi-story accessory buildings to contain a blank area up to 20-feet in width</p>
70.	16.30.030	Artist Enclave	Consistency	<p>Problem Statement: Current Artist Enclave land use restrictions within NT-1 and NT-2 zoning district have been too restrictive and updated state regulations have resulted in necessary amendments to the City code.</p> <p>Requested Action: Update text to remove limits on number of appointments and instructional classes permitted, number of students allowed in each class, and to allow increase the number of assistants permitted at the property from one to two.</p>
71.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards	Regulatory Change	<p>Problem Statement: Existing regulation permits a 6-foot opaque wall or fence in the front yard can negatively impact the streetscape and neighborhood character.</p> <p>Requested Action: Modify regulation to permit a 6-foot wall or fence with the "top 2-feet being open".</p>
72.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards	Regulatory Change	<p>Problem Statement: An increase in fences utilizing non-traditional and reflective materials has been generally responded to negatively by community stakeholder groups.</p> <p>Requested Action: Provide text that states for fencing materials "metal shall have an exterior finish that is not shiny or reflective. The use of metal roofing or siding materials is prohibited."</p>

73.	16.40.040.3	Fence, Wall, and Hedge Regulations Design standards	Consistency	<p>Problem Statement: Amendments needed to comply with HB535 Low-voltage alarm system projects.</p> <p>Requested Action: Update electrically charged fencing requirements to be complaint with state regulations by requiring a nonelectric fence or wall to completely enclose the outside perimeter of the fence at a height 2-feet higher than the perimeter of the electric fence or wall.</p>
74.	16.40.090.3.3	Development standards for private one- and two-family properties Sidewalks located within adjoining right-of-way	Regulatory Change	<p>Problem Statement: Setback requirement for a driveway in traditional and suburban zoning districts were the same even though the flare requirements are not the same for traditional and suburban zoning districts.</p> <p>Requested Action: Added setback "of two feet in traditional districts" and clarified that the three foot setback is "in suburban districts".</p>
75.	16.40.090.3.3	Development standards for private one- and two-family properties Sidewalks located within adjoining right-of-way	Regulatory Change	<p>Problem Statement: Additional requirements are needed for properties within National Registered Districts where hexagon block sidewalks are present.</p> <p>Requested Action: Include additional criteria to be met for properties replacing or resurfacing a driveway that intersects through existing hexagon block sidewalks when located within a National Registered</p>
76.	16.40.090.3.5	Parking Garages Design Standards	Consistency	<p>Problem Statement: SB1084 preempts the regulation of electric vehicle charging stations and prohibits local government from enforcing such regulations.</p> <p>Requested Action: Remove existing minimum EV parking space requirements to be compliant with SB1084.</p>
77.	16.40.140.4.2	Subdivisions Sidewalks	Regulatory Change	<p>Problem Statement: Required development of sidewalks where inconsistent with surrounding development pattern has resulted in a high volume of requested variances.</p> <p>Requested Action: Include language to provide a payment in lieu option for sidewalks to be granted by the POD when specific criteria is met.</p>
78.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties	Regulatory Change	<p>Problem Statement: The use of palm trees as shade trees does not meet the intent of the land development regulations but is not stated within the code.</p> <p>Requested Action: Include text to state "Palm trees shall not be substituted for shade trees."</p>
79.	16.40.060.2.1.1	Landscaping and irrigation; tree protection Development and redevelopment of new one- and two- unit residential properties	Clarification	<p>Problem Statement: An incorrect reference to the NT-2 minimum lot area is made.</p> <p>Requested Action: Rectify the error.</p>
80.	16.40.060.2.1.2	Landscaping and irrigation; tree protection Additional Requirements for new and existing one- and two- unit residential properties: Mulch	Regulatory Change	<p>Problem Statement: Installation of mulch and non-organic mulch in required side yard swales results in the mulch washing out of the swale during major rain events.</p> <p>Requested Action: Add text stating: "Sod shall be used in required side yard channels (swales), the use of organic and non-organic mulch, including shell, is prohibited."</p>
81.	16.40.060.2.1.2	Landscaping and irrigation; tree protection Additional Requirements for new and existing one- and two- unit residential properties: Mulch	Clarification	<p>Problem Statement: Limits to mulch are provided for the front and streetside yard, but not for interior and rear yards or within the buildable area.</p> <p>Requested Action: Include text that states mulch can be used without limit in the buildable area, and within interior and rear side yards.</p>
82.	16.40.060.2.1.2	Landscaping and irrigation; tree protection Additional Requirements for new and existing one- and two- unit residential properties: Landscaping adjacent to mechanical equipment on side	Clarification	<p>Problem Statement: Reference to the location being inadequate for landscaping in nonproductive to the intent of this regulation.</p> <p>Requested Action: Remove unnecessary text in this section.</p>
83.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements	Clarification	<p>Problem Statement: Current text exclusively refers to green yards in front yard.</p> <p>Requested Action: Revise text to include all setbacks rather than front yard setbacks only.</p>
84.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Green yard, exterior	Regulatory Change	<p>Problem Statement: IT and NTM zoning districts are not included in the appropriate line of the provided chart.</p> <p>Requested Action: Include the IT and NTM zoning districts in the green yard landscaping chart to provide 1 shade tree per 35 linear ft. or fraction above half thereof.</p>
85.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Foundation Landscaping	Regulatory Change	<p>Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for foundation landscaping.</p> <p>Requested Action: Include the IT and NTM zoning district in the applicable foundation landscaping section.</p>
86.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Vehicular use landscaping	Regulatory Change	<p>Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for vehicular use landscaping and screening requirements .</p> <p>Requested Action: Include the IT and NTM zoning district in the applicable vehicular use landscaping and screening requirements sections.</p>

87.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Landscaping adjacent to mechanical equipment on site	Clarification	<p>Problem Statement: Reference to the location being inadequate for landscaping in nonproductive to the intent of this regulation.</p> <p>Requested Action: Remove unnecessary text in this section.</p>
88.	16.40.060.2.1.3	Development and Redevelopment of non-residential and multi-family property Minimum Landscape Requirements: Landscaping within adjoining right-of-way	Regulatory Change	<p>Problem Statement: IT and NTM zoning districts are not included in the applicable section providing regulations for landscaping within the adjoining rights-of-way</p> <p>Requested Action: Include the IT and NTM zoning district in the applicable landscaping within the adjoining rights-of-way section.</p>
89.	16.40.060.2.1.6	Landscaping and Irrigation; Tree Protection Landscape Specifications: Trees, Palm	Regulatory Change	<p>Problem Statement: Substituting palm trees with shade tree planting requirements is permitted within all districts, resulting in a further reduction shade trees in residential districts than anticipated.</p> <p>Requested Action: Exclude single-family districts from being permitted to substitute required shade trees with palm trees.</p>
90.	16.40.060.2.1.6	Landscaping and Irrigation; Tree Protection Landscape Specifications: Unprotected Trees	Clarification	<p>Problem Statement: Per UF/IFAS Camphor trees are an invasive species.</p> <p>Requested Action: Include the Camphor (<i>Cinnamomum Camphora</i>) to the existing list of unprotected trees.</p>
91.	16.40.060.3.1	Landscaping and Irrigation; Tree Protection Maintenance of trees and vegetation for all properties within the City	Regulatory Change	<p>Problem Statement: Existing text requires landscape management plans to be designed by a landscape architect and approved by the UF Institute of Food and Agricultural Science (IFAS), this requirement has proven to be unfeasible in many scenarios.</p> <p>Requested Action: Remove the requirement for management plans to be designed by a landscape architect with approval from the UF IFAS.</p>
92.	16.50.010.5.1	Accessory Dwelling Lot Requirements	Regulatory Change	<p>Problem Statement: Existing lot requirements for ADU's in the suburban zoning districts restrict otherwise feasible development on key parcels intended to be included as ADU eligible parcels.</p> <p>Requested Action: Allow ADUs on lots in NS districts located on an alley with at 4,500 sq. ft. of lot area and on corner lots that meet the minim lot area requirement.</p>
93.	16.50.010.5.2	Accessory Dwelling Building and site requirements	Clarification	<p>Problem Statement: Maximum area for ADU's is not referenced as "gross" floor area resulting in interpretation conflict.</p> <p>Requested Action: Amend text to specifically state that maximum area is based on the gross floor area.</p>
94.	16.50.010.5.2	Accessory Dwelling Building and site requirements	Regulatory Change	<p>Problem Statement: Current regulations allow all enclosed parking spaces to be excluded from maximum floor area, resulting in the potential for excessively sized structures.</p> <p>Requested Action: Allow for a maximum of 200 square feet of gross floor area per required parking space to be excluded from the maximum floor are permitted, up to a maximum of three parking spaces.</p>
95.	16.50.010.5.2	Accessory Dwelling Building and site requirements	Regulatory Change	<p>Problem Statement: The existing side yard setback for ADU's in suburban zoning districts is 10-feet, resulting in further limitations on development potential.</p> <p>Requested Action: Allow ADUs to have a 7.5-ft side setback when the property is located off an alley.</p>
96.	16.50.020.4.1	Accessory Structures and Ancillary Equipment Accessory storage and gardening structures and carports	Clarification	<p>Problem Statement: Gardening structures are not specifically referenced in relation to design exemptions for accessory structures.</p> <p>Requested Action: Include gardening structures in the existing design exemptions for accessory structures.</p>
97.	16.50.020.4.2	Ancillary Equipment Development standards within traditional and suburban zoning districts	Consistency	<p>Problem Statement: Currently, ancillary equipment is required to be one foot above the minimum base flood elevation, which is below the minimum design flood elevation.</p> <p>Requested Action: Require ancillary equipment to be consistent with the design flood elevation.</p>
99.	16.50.020.4.2	Ancillary Equipment Development standards within traditional and suburban zoning districts	Clarification	<p>Problem Statement: Currently, screening and landscaping requirements for ancillary equipment for traditional and suburban districts is located in the landscaping and irrigation section of the code.</p> <p>Requested Action: Provide the screening and landscaping requirements for ancillary equipment within traditional and suburban districts within the ancillary equipment section of the code.</p>
100.	16.50.020.4.2	Ancillary Equipment Development standards within all other districts	Clarification	<p>Problem Statement: Screening requirements for ancillary equipment do not specify that materials shall be architecturally compatible and does not require fences to be a specific height when used for screening.</p> <p>Requested Action: Require fences used for screening of ancillary equipment to be 6-feet in height, and require other materials proposed for screening to be architecturally compatible.</p>
101.	16.50.180.1	Home Occupation	Consistency	<p>Problem Statement: Updated state regulations regarding home occupations have resulted in necessary amendments to the City code.</p> <p>Requested Action: Make necessary updates to remain consistent with state regulations.</p>
102.	16.60.010.6	Height Measurement	Clarification	<p>Problem Statement: Measurement of height is confusing for nonstandard roof configurations.</p> <p>Requested Action: Provide a series of examples to illustrating how the height is calculated for alternative roof configurations.</p>

103.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Several existing encroachments require additional details and/or constitute changes to the intensity of permitted encroachment.</p> <p>Requested Action: Make the necessary amendments to structure/improvement details and additional chart details.</p>
104.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Currently an outdoor barbeque is allowed to encroach into required setbacks up to the property line which creates a fire hazard for abutting neighbors.</p> <p>Requested Action: Revise the allowable encroachment to permit outdoor barbeques to be no closer than 5 feet to property line and expand the definition to include outdoor kitchens.</p>
105.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Clarification	<p>Problem Statement: Bay windows utilizing the allowable encroachment are not permitted to have a footer, however, the code does not clearly state a minimum elevation required.</p> <p>Requested Action: Clarify that the minimum elevation required for a Bay window to utilize the allowable setback encroachment is 12-inches above the finished floor of the main floor.</p>
106.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Clarification	<p>Problem Statement: The table of allowable encroachments does not clearly specify that the "Canopy, vehicular" allowable encroachment is intended for vehicular canopies for commercial uses.</p> <p>Requested Action: Add the word "commercial" to the entry for "Canopy, vehicular" and add the word "use" to the entries for "Carports, commercial" and "Carports, residential" for clarification.</p>
107.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Applicants utilizing the allowable encroachments for decks, patios, porches and screen enclosures have proposed solid walls on a side of the structure within the required setback area which is not the intent of the allowable encroachments for decks, patios, porches and screen enclosures that are typically open except for the side abutting the principal structure.</p> <p>Requested Action: Add text to the chart indicating that decks, patios, porches and screen enclosures utilizing the allowable encroachments are open on a minimum of three sides, excluding support columns.</p>
108.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: The code does not prescribe a maximum limit on the height above existing grade or the top of a seawall for screen enclosures utilizing the allowable setback encroachments.</p> <p>Requested Action: Add text to the chart indicating that screen enclosures utilizing the allowable setback encroachments are limited to no more than 12-inches above existing grade or the top of a seawall.</p>
109.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Garage setbacks for properties zoned NS are located on an alley are required to meet a 20-ft rear setback if connected to the principal structure and 10-ft rear setback when detached with no allowable encroachments permitted. Allowing garages located off an alley to encroach into the rear setback will encourage more garages in NS districts to face the alley or be in the rear portion of the lot.</p> <p>Requested Action: Add a Rear Yard allowable setback encroachment for garages that are side-loaded or face an alley within NS districts.</p>
110.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Clarification	<p>Problem Statement: Current language for shed setback encroachment in the rear 20-ft of lots is confusing and inconsistent. One pre-constructed shed, limited to 100 sq. ft. in size and 10-ft in height, is permitted within the rear 20-ft of interior lots with a zero-foot setback on all sides.</p> <p>Requested Action: Revise text to clearly state that the shed can have zero-foot setbacks on all sides in the rear 20-ft of the lot.</p>
111.	16.60.050.2	Setbacks, Allowable Encroachments Allowable encroachments and setbacks	Regulatory Change	<p>Problem Statement: Wooden platforms required for energy meters on new homes in flood zones typically encroach into the required side yard setback. Staff has been utilizing the stoop encroachment and steps, stairs encroachment to allow the platform in the side setback when it is no more than 3-ft above grade with a minimum 4-ft side setback. Generally, the wooden platforms exceed this requirement and a variance is needed to allow the platform within the side setback.</p> <p>Requested Action: Add allowable encroachments for wooden platforms for energy meter for properties located in a flood zone.</p>
112.	16.70.010.5	Applications and Procedures Rehearing	Clarification	<p>Problem Statement: The ability to request a rehearing includes appellants and registered opponents, however, this is not specifically stated in the text for rehearings.</p> <p>Requested Action: Add appellant and registered opponent to the provisions for rehearings.</p>
113.	16.70.030.1.2	Zoning Permits Dock Permit	Regulatory Change	<p>Problem Statement: Existing language requires property owners within 200-ft along both sides of the waterway to be notified of a dock permit side setback waiver request allowing unaffected property owners to object to the request.</p> <p>Requested Action: Revise the language so that only the property owners within 200-ft, measured along the waterway, on the side of the setback waiver request are notified.</p>
114.	16.90.020.3	Definitions	Clarification	<p>Problem Statement: The definition of "architectural detail" does not include references to various types of architectural details.</p> <p>Requested Action: Add additional types of architectural details permitted to be utilized to the definition.</p>
115.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "bay window."</p> <p>Requested Action: Include the following definition for bay window: a window or windows projections from the exterior of a building creating a bay and contains a minimum of 50% glass on the surface of the projecting bay.</p>

116.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "chimney."</p> <p>Requested Action: Include the following definition for chimney: an architectural feature connected to a fireplace with a flue that extends above the roof line.</p>
117.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "covered patio."</p> <p>Requested Action: Include the following definition for covered patio: a patio or deck that is covered by a solid roof.</p>
118.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "pergola."</p> <p>Requested Action: Include the following definition for pergola: a perforated roof structure consisting of cross beams and support columns with a minimum of 50% open to the sky.</p>
119.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "screen roof screen room."</p> <p>Requested Action: Include the following definition for screen roof screen room: a structure with the walls and roof consisting of screen or similar materials</p>
120.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "solid roof screen room."</p> <p>Requested Action: Include the following definition for solid roof screen room: a structure that consists of a solid roof with screened in walls.</p>
121.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "shade sail."</p> <p>Requested Action: Include the following definition for shade sail: a fabric or similar material that is stretched between several anchor points.</p>
122.	16.90.020.3	Definitions	Regulatory Change	<p>Problem Statement: Currently, no definition is provided for "sunroom."</p> <p>Requested Action: Include the following definition for sunroom: a glass enclosed room, may have a glass roof.</p>
123.	16.20.060.7	Corridor Residential Traditional Districts <i>Building Design</i>	Regulatory Change	<p>Problem Statement: Existing design regulations are not consistent with the traditional development pattern.</p> <p>Requested Action: Provide additional porch and building form building design regulations.</p>
124.	16.70.040.1.8.	Planning and Zoning Decisions <i>Reasonable Accommodations</i>	Regulatory Change	<p>Problem Statement: Currently, there is no process for reasonable accommodations for persons with disabilities provided within the City Code.</p> <p>Requested Action: Add a new section to establish a uniform mechanism to process requests for reasonable accommodation to the City's land development regulations for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").</p>

Residential LDR Update 2025

Updated March 25, 2025

SECTION 16.20.010. - NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS ("NT")

16.20.010.4.3. Neighborhood Traditional Single-Family-3 (NT-3).

The NT-3 district reflects the character of several traditions. Lot widths are larger, ranging between 60 and 65 feet. These areas are typically adjacent to large public parks utilized for numerous City-wide events generating large crowds, high volumes of traffic and other disruptions not typical for most neighborhoods. The architectural legacy and alley network are similar to NT-2 areas. The development pattern typically features greater front and side yard building setbacks than the NT-2 district. ~~The NT-3 district generally allows the same uses as NT-1 and NT-2, with the exception that accessory dwelling units, such as garage apartments, are not permitted.~~

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit and 1 accessory unit per lot ⁽¹⁾)	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential floor area ratio exemption. The FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500 sf of the floor area of any accessory dwelling unit located in the rear one-third of the property.

(3) Residential floor area ratio bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.

a. One story covered front porch with a separate roof structure with a minimum width of 60 percent of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

b. Elevate front porch an additional six-inches totaling a minimum of 18-inches above existing grade with a maximum building height to beginning of roof line of 22-feet and maximum building height to top of roof peak of 30-feet: 0.03 bonus.

c. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire façade, and .005 bonus for every 1 foot of additional front setback of at least one third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least six feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.

d. Additional second story side setbacks: .01 bonus for every one foot of additional side setback of the entire façade, maximum 0.05 bonus per side.

e. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage sf): 0.05 bonus.

f. Minimum 20-foot separation between the rear of the principal structure and detached accessory structure or 20-foot separation on the second floor creating an opening between the front portion of the principal structure and the rear portion of the principal structure: 0.05 bonus.

g. Reduction of the height of both the peak and roofline of a two-story building from the maximum allowed height: 0.02 bonus per foot.

h. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.

i. Side façade articulation: side façades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.

j. Front façade articulation: front façades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade: 0.06 bonus for each additional foot, maximum 0.10 bonus.

k. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.

l. One story—principal structure: 0.15 bonus.

m. One story—all structures: 0.20 bonus.

n. Style, materials and detailing consistent with an architectural style in St. Petersburg's Design Guidelines for Historic Properties: 0.10 bonus.

o. Planting of larger shade trees between the front façade and the curb—four inches min caliper measured six inches above grade, spread eight inches feet to—ten inches feet, height 14 feet to 16 feet, 100 gallon container grown: 0.01 bonus per tree, maximum 0.02 bonus.

p. Preservation of existing Grand tree located on private property during construction of a new principal structure: 0.02 bonus per tree, maximum 0.04 bonus. A Tree Preservation Plan prepared by a Certified Arborist shall be provided prior to permit issuance, to include details of methods to protect and preserve the vitality of the Grand Tree, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots.

q. LEED or Florida Green Building: 0.05 bonus.

re. Solar ready: ~~0.02 bonus. 0.01 bonus for installing 200 AMP electric panel and conduit running to roof for future solar installation.~~

s. Solar installation: 0.01 bonus per Kilowatt installed, maximum 0.03 bonus.

t. Electric car charging station: 0.01 bonus

u. Quality materials used throughout all structures: Solid wood siding, columns, balustrades, trim, awnings and brackets; brick; stone; wrought iron: 0.05; Brick or stone veneer, hardi board and brickface: 0.03.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

16.20.010.6. Building envelope: Maximum height and minimum setbacks.

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.

Refer to technical standards regarding measurement of building height and height encroachments.



Minimum Building Setbacks

Building Setbacks		NT-1 and 2			NT-3		NT-4	
		If building height beginning of roof line is less than or equal up to 18 ft.	If building height beginning of roof line is + greater than 18 ft. up to 24 ft.	If building height beginning of roof line is greater than-is over-24 ft.	If building height beginning of roof line is less than or equal is up to 24 ft.	If building height beginning of roof line is ever greater than 24 ft.	If building height beginning of roof line is up to 24 ft.	If building height beginning of roof line is ever greater than 24 ft.
Front yard	Stoop	15 ft. or M	15 ft. or M	35 ft.	20 ft. or M	40 ft.	9 ft. or M	28 ft.

	Open Porch ⁽¹⁾	18 ft. or M	18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M	28 ft.
	Building	25 ft. or M	25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M	28 ft.
Interior side yard	For lots greater than 60 ft. in width	6 ft. or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
	For lots equal to or less than 60 ft. in width	10 percent of lot width ⁽²⁾ or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
Street side yard		12 ft. or M	12 ft. or M	16 ft.	15 ft. or M	22 ft.	eight ft. or M	15 ft.
Rear yard, with alley	For alleys equal to or greater than 16 ft. in width	6 ft. or M	6 ft. or M	20 ft.	6 ft. or M	20 ft.	5 ft. or M	20 ft.
	For alleys less than 16 ft. in width	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	10 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.	8 ft., or 22 ft. including the width of the alley, whichever is less, or M	20 ft.
Rear yard, no alley		10 ft. or M	10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:

- (1) Open porches are limited to a one story covered porch with or without a second story uncovered porch; two story covered porches shall meet the principal structure setback.
- (2) For properties that are 50 feet or less in width, the minimum side yard building setback shall be five feet.
M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:
 - (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
 - (b) No portion of the encroachment shall exceed 24 feet in height;
 - (c) In no case shall any encroaching structure be closer to a property line than four feet.
- (3) For properties located in a Special Flood Hazard Area, encroachments into normally prescribed setbacks may be allowed in order to accommodate an existing single-family home being elevated to meet the required FEMA design flood elevation provided:
 - (a) Any additions to the existing building footprint, stairways or elevated decks must meet the normally prescribed setbacks; and
 - (b) The Interior Side Yard setback shall be a minimum of three feet.

Refer to the dimensional regulations and lot characteristics and height, maximum allowable and encroachments sections (currently 16.60.010 and 020) for yard types and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply.¹⁷

Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.



Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NT-1 and 2	NT-3	NT-4
All yards (including waterfront)	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

16.20.010.10. Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.~~
1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed. To qualify for a reduced front yard setback at least 50-percent of the structures in the block face on both sides of the street in which the development is proposed must have a front yard setback that is less than current requirements and the reduced front yard setback that may be approved shall be the average of those numbers.~~
2. FAR will be based on predominant building FAR established in the block ~~and on the block face on both sides of the street~~ in which the development is proposed based on the property appraisers records.
3. ~~Predominant shall mean equal to or greater than 50 percent. the median that is within the range of numbers, if there is more than one median of numbers, the average between the medians shall be used.~~
4. These are administrative approvals appealable only by the property owner.

16.20.010.11. Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building layout and orientation.

1. For nonresidential uses, all service areas, parking, retention ponds and loading docks shall be located behind the front façade line of the principal structure. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street and elevated above grade shall be screened with a material that is compatible with the architecture of the principal structure. Mechanical equipment that is visible from the primary street and is located at grade shall be screened with a material that is compatible with the architecture of the principal structure, landscaping or a 6-foot-tall decorative fence or wall.
3. Accessory structures (including sheds) shall be located behind the front façade of the principal structure.

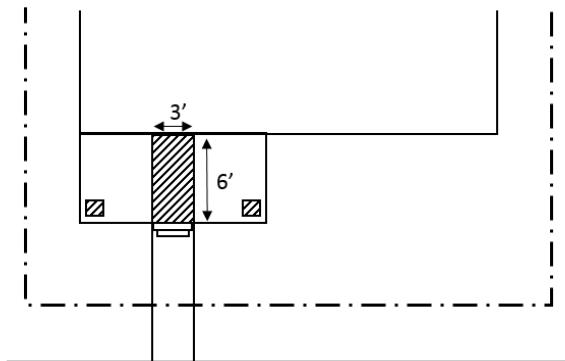
Vehicle connections and parking.

1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:
 - a. Driveways shall be accessed off of alley and garage doors shall face the alley;
 - b. Where no alley exists, one curb cut driveway shall be permitted and driveways, and garage doors shall face the side street or rear of the property and shall be restricted to the rear one-third of the lot;
 - c. Where access via the rear third of the lot is not possible and or the alley is unable to be traversed with a vehicle due to physical obstructions or barriers, one curb cut driveway shall be permitted and driveways, and garage doors shall be permitted within the front two-thirds of the lot facing the side street;
 - d. In the absence of an alley and a side street, a one single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Required parking shall be allowed only behind the front façade line of the principal structure, including the porch, if any.
2. When a driveway is allowed in the front yard, not more than one curb cut shall be allowed for each property except as follows:
 - a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and
 - b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and
 - c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

Porches and pedestrian connections.

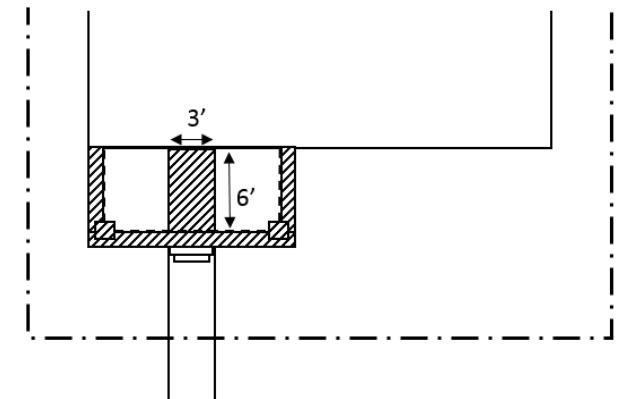
1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk except when the structure faces a major street which does not allow on-street parking in front of the property. The connection between the public sidewalk and the curb is not required where the existing grades prevent compliance with ADA minimum slope requirements.
2. Where a driveway exists in the legal front yard, the required sidewalk from the principal entry may be connected to the driveway in lieu of the connection to the street.
3. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (measured from the front façade of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area. A porch may be exempt from the minimum size requirements if consistent with the architectural style.
4. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

**Porch Dimension Requirement:
Example without Railing**



 This area excluded from the minimum floor area requirement of 48 sq ft

**Porch Dimension Requirement:
Example with Railing**

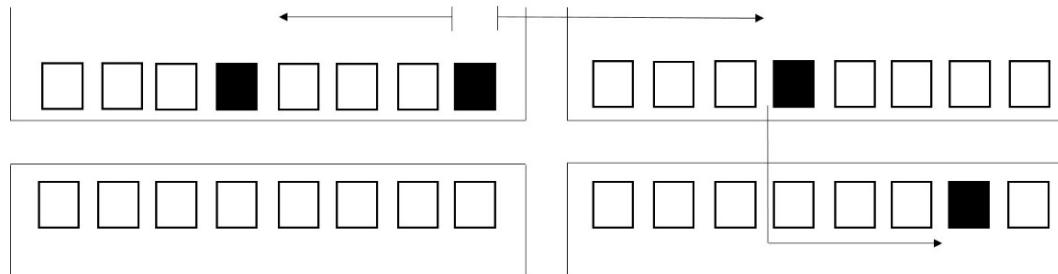


 This area excluded from the minimum floor area requirement of 48 sq ft

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest and shall be consistent with the chosen architectural style.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See architectural and building design section, currently Section 16.40.020.
2. Design of homes on the within the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1) architectural style, 2) roof form (principal or porch), 3) materials, 4) architectural details (doors, windows, columns, and porches), 5) front façade height and front façade width.



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers. For Certified Affordable/Workforce Housing, the required minimum elevation shall be 8-inches, and the pedestrian walkway at the entrance may be graded to allow zero step entrance in accordance with the City Visitability ordinance, provided that all other areas of the porch meet the 8-inch minimum above the abutting finished grade.
2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank façades, and no portion of a façade shall contain a blank area greater than 16 feet in width, except that as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the facade is not visible from a right-of-way. Garages located at the rear one-third of the lot may have blank

façades but not on the street side. ~~No portion of a façade shall contain a blank area greater than 16 feet in width.~~

2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For Certified Affordable/Workforce Housing, the primary and secondary street façades minimum shall be 20 percent and the interior side yard façade minimum shall be 15 percent.

Refer to Section 16.90.020 for the definition of fenestration and architectural details.

For yards on through-lots see the dimensional regulations and lot characteristics section.

3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style. No portion of any façade visible from a right-of-way shall contain a blank area greater than 16 feet in width.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. ~~Windows shall not be flush mounted.~~ Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian. The requirements relating to garage doors do not apply to garage doors facing alleys.

1. Garage doors facing the primary street:
 - a. Shall be located at least ten feet behind the front façade line of the principal structure. In the NT-1, NT-2 and NT-4 districts, this distance shall be measured from the front of the front porch, if any.
 - b. Shall be one bay or two single bay garage doors. Double garage bay doors are prohibited.
 - b.c. Shall not exceed 40 percent of the linear frontage of the façade of the principal structure and shall have decorative garage doors. Decorative garage doors shall include raised panels with decorative hardware and/or glazing, or other designs approved by the POD which serve to visually break up a blank door.
2. Garage doors facing a non-primary side street, ~~where adjoining side yard abuts another property's front yard~~:
 - a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.

- b. Shall not exceed 40 percent of the linear frontage of the façade of the principal structure.
- c. Shall be decorative garage doors or feature at least one of the following enhancements: an arbor system surrounding the garage doors, or a projecting balcony, cupola, or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios, pergolas, sunrooms or screen enclosures located at least ten feet behind the front façade of the principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features. Conversion of an existing covered patio, screen enclosure with solid roof, or sunroom to enclosed habitable space is exempt from matching the roof style of the principal structure.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards for accessory structures.

1. Detached accessory structures, such as garages and garage apartments, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, there shall be no blank facades on the second story and no portion of an exterior wall on any floor may contain a blank area greater than 1620-feet in width.

SECTION 16.20.015. NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM")

16.20.015.3. - Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies with a maximum of 4-units per building. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

16.20.015.5. Building envelope: height, setback, and width.

TABLE 16.20.015.5.a: Maximum Building Height

Building Height¹	
Principal Structure	
Beginning of Roofline	24-feet
Top of roof peak	36-feet

Accessory Structure(s)	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments.	

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks ^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ⁴	5-feet or M
Side, Street ⁴	8-feet or M
Rear, Alley	22-feet, including width of alley
Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	
⁴ Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places - Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.	

TABLE 16.20.015.5.c: Maximum Building Width

Accessory Dwelling Unit (ADU)	Not applicable
Residential ¹	40-feet maximum
Non-Residential	Not applicable
¹ A residential building with one dwelling unit can exceed the 40-feet building width.	

16.20.015.7. Entrances.

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

TABLE 16.20.015.7: Entrances^{1,2}

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, except cottages abutting the primary street shall have their main entrance facing the primary street.

¹ Any additional buildings that are located behind the front building are not required to have entrances facing a street. If an existing building is expanded to accommodate additional dwelling units and is on a corner lot it shall be permitted to have two entrances facing the primary street and two entrances facing the non-primary street.

² Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.

16.20.015.8. Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and national historic districts.

- Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

Building layout and orientation.

- For nonresidential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. For residential uses with three or more units, a 3-foot by 3-foot paved pad shall be provided adjacent to the alley for placement of a solid waste container. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.
- All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment), parking and retention ponds shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street and elevated above grade shall be screened with a material that is compatible or consistent with the architecture of the principal structure. Mechanical equipment that is visible from the primary street and is located at grade shall be screened with a material that is compatible with the architecture of the principal structure, landscaping or a 6-foot-tall decorative fence or wall.
- Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to four units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1). For non-residential and projects exceeding four units, refer to the landscape regulations for development and redevelopment of non-residential and multi-family property (currently Section 16.40.060.2.1.3).

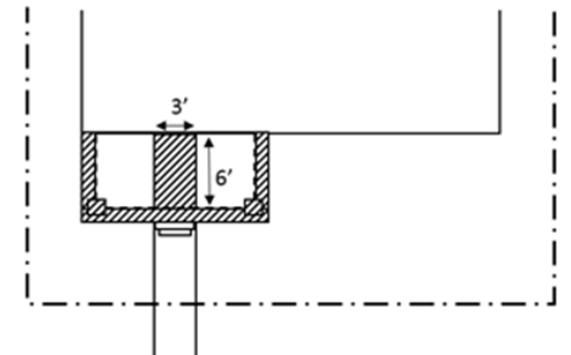
Vehicle connections and parking.

1. All parking shall be accessed from a public alley. For residential uses with three or more units, the alley shall be paved. If an existing alley is unpaved, the applicant shall be responsible for paving the alley behind the property to the nearest street.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Required parking shall comply with 16.10.020.1, but in no case shall there be less than one parking space per unit.
5. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

Porches and pedestrian connections.

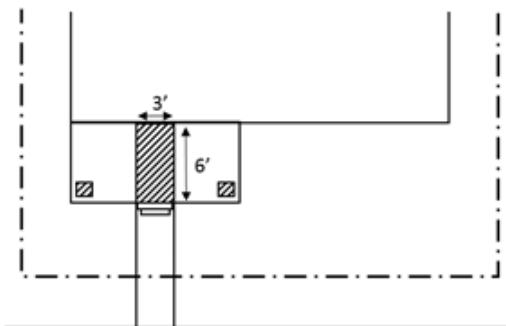
1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area. A porch may be exempt from the minimum size requirements if consistent with the architectural style.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

**Porch Dimension Requirement:
Example with Railing**



 This area excluded from the minimum floor area requirement of 48 sq ft

Porch Dimension Requirement:
Example without Railing



 This area excluded from the minimum floor area requirement of 48 sq ft

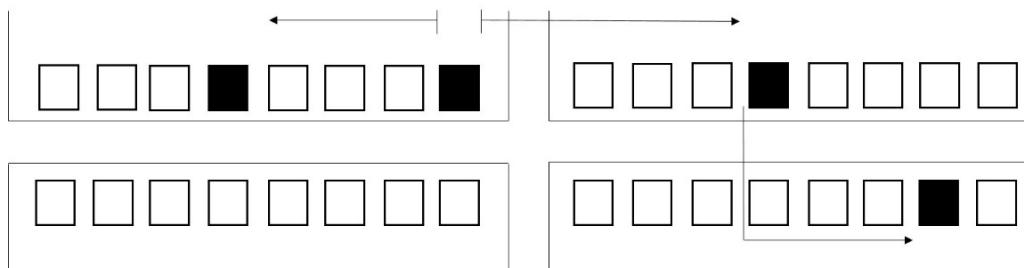
Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings within the on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1 architectural style, 2 roof form (principal or porch), 3 materials, 4 architectural details (doors, windows, columns, and porches), 5 front facade height and front facade width.

Non-Repeating Façades



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers.
2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system

that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank façades, and no portion of a façade shall contain a blank area greater than 16 feet in width, except that as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the facade is not visible from a right-of-way. Garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
Refer to Section 16.90.020 for the definition of fenestration and architectural details.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush-mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are ~~is~~ not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

SECTION 16.20.020. - NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)

16.20.020.7. Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.

Refer to technical standards regarding measurement of building height.



Maximum Building Height, Minimum Building Setbacks

Building Setbacks		NS-1			NS-2			NS-E	
		If building height beginning of roof line is less than or equal is up to 24 ft.	If beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is less than or equal is up to 24 ft.	If beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is greater than 24 ft. up to 28 ft.	If building height beginning of roof line is less than or equal is up to 24 ft.	If beginning of roof line is greater than 24 ft.
Front Yard	Stoop	17 ft. or M	20 ft. or M	35 ft.	22 ft. or M	25 ft. or M	40 ft.	27 ft. or M	45 ft.
	Open Porch ⁽¹⁾	20 ft. or M	23 ft. or M	35 ft.	25 ft. or M	30 ft. or M	40 ft.	30 ft. or M	45 ft.
	Building	25 ft. or M	30 ft. or M	35 ft.	30 ft. or M	35 ft. or M	40 ft.	35 ft. or M	45 ft.
Interior Side Yard		7.5 ft. or M	10 ft. or M	15 ft.	7.5 ft. or M	10 ft. or M	15 ft.	15 ft. or M	25 ft.
Street Side Yard		12 ft. or M	15 ft. or M	20 ft.	15 ft. or M	20 ft. or M	25 ft.	20 ft. or M	30 ft.
Rear Yard	Principal	20 ft. or M	25 ft. or M	30 ft.	20 ft. or M	25 ft. or M	30 ft.	30 ft. or M	40 ft.
	Accessory	10 ft. or M	20 ft. or M	30 ft.	10 ft. or M	20 ft. or M	30 ft.	20 ft. or M	40 ft.
Waterfront Yard		15 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	20 ft.

Notes:

(1)Open porch shall be limited to a one story covered porch with or without a second story uncovered porch; a two story covered porch shall meet the principal structure setback.

M (minor encroachment). Minor encroachments into the normally prescribed setbacks may be allowed so that an addition may align with the side of the existing structure, provided:

- (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
- (b) No portion of the encroachment shall exceed 24 feet in height;
- (c) In no case shall any setback be less than four feet.

For properties located in a Special Flood Hazard Area, encroachments into normally prescribed setbacks may be allowed in order to accommodate an existing single-family home being elevated to meet the required FEMA design flood elevation provided:

(a) Any additions to the existing building footprint, stairways or elevated decks must meet the normally prescribed setbacks

(b) The Interior Side Yard setback shall be a minimum of three feet.

(c) The Front Yard Stoop setback is permitted at 15-feet.

Refer to the dimensional regulations and lot characteristics and height, maximum allowable and encroachments sections (currently 16.60.010 and 020) for yard types and stoop and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.



Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NS-1	NS-2	NS-E
All yards, including waterfront	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

(Code 1992, § 16.20.020.7; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 893-G, § 3, 9-4-2008; Ord. No. 287-H, § 7, 7-20-2017)

16.20.020.11. Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback characteristics. Approval shall be based on the following:

1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.~~
1. ~~Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed. To qualify for a reduced front yard setback at least 50-percent of the structures in the block face on both sides of the street in which the development is proposed must have a front yard setback that is less than current requirements and the reduced front yard setback that may be approved shall be the average of those numbers.~~
2. FAR will be based on predominant building FAR established in the block ~~and on the block face on both sides of the street~~ in which the development is proposed based on the property appraisers records.
3. ~~Predominant shall mean equal to or greater than 50 percent. the median that is within the range of numbers, if there is more than one median of numbers, the average between the medians shall be used.~~
4. These are administrative approvals appealable only by the property owner.

(Code 1992, § 16.20.020.11; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 100-H, § 1, 12-19-2013; Ord. No. 246-H, § 5, 10-20-2016; Ord. No. 287-H, § 8, 7-20-2017)

16.20.020.12. Building and site design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building layout and orientation.

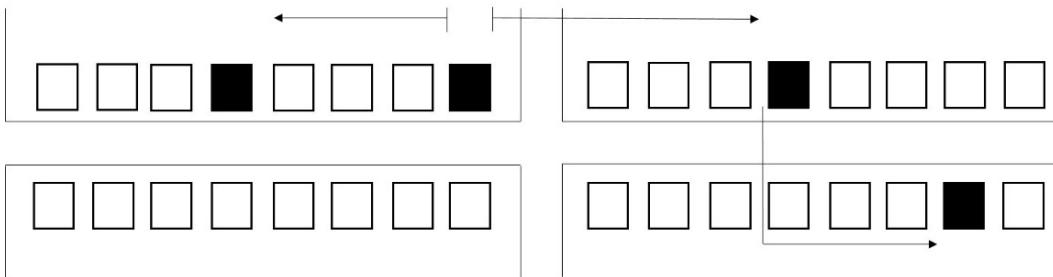
1. For nonresidential uses, all service areas, ~~parking, retention ponds~~ and loading docks shall be located behind the front façade line of the principal structure. ~~Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.~~
2. All mechanical equipment and utility functions (for e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street ~~and elevated above grade~~ shall be screened with a material that is compatible or consistent with the architecture of the principal structure. ~~Mechanical equipment that is visible from the primary street and is located at grade shall be screened with a material that is compatible with the architecture of the principal structure, landscaping or a 6-foot-tall decorative fence or wall.~~
3. Accessory structures, not including ~~a attached~~ garages, shall be located behind the front façade line of the principal structure.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest and shall be consistent with the chosen architectural style.

Building style.

1. New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies. See architectural and building design section, currently Section 16.40.020.
2. Design of homes ~~on the within the~~ same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation is not required for homes with a different number of habitable

similar design can be repeated. Variation is not required for homes with a different number of habitable stories. Variation shall include at least three of the following five elements: 1) architectural style, 2) roof form (principal or porch), 3) materials, 4) architectural details (doors, windows, columns, and porches), 5) front façade height and front façade width.



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.

Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Providing for transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. With the exception of garages up to 15-feet in height located at the rear one-third of the lot there shall be no blank façades. No portion of a façade on any story shall contain a blank area greater than 16 feet in width, except as otherwise provided herein. Interior side and rear facades on principal structures and all facades on accessory structures located in the rear one half of the lot may contain a blank area up to 20 feet in width, provided that the façade is not visible from a right-of-way.
2. Structures which are situated on corner lots, through lots, or by the nature of the site layout have a façade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style. No portion of any façade visible from a right-of-way shall contain a blank area greater than 16 feet in width.

Refer to Section 16.90.020 for the definition of fenestration and architectural details.

For yards on through-lots see the dimensional regulations and lot characteristics section.

4. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.
5. Windows on the street side façades shall be evenly distributed in a consistent pattern. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim including a header, sill and side trim are not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

- Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

- Where alley access exists, alley access is highly encouraged.
- Garage doors shall comprise no more than 60 percent of the linear frontage of the façade of the principal structure. When garage doors comprise more than 40 percent of the linear frontage of the façade, the principal structure shall feature a projecting an entryway a porch connected to the principal entry that ~~shall have a minimum projectsed depth a minimum~~ of five feet in front of the front façade line.
- Where garages, including detached garages, which project past the front or street side façade of the principal structure and have garage doors that face a the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

- Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios, pergolas, sunrooms or screen enclosures located at least ten feet behind the front façade of the principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features. Conversion of an existing covered patio, screen enclosure with solid roof, or sunroom to enclosed habitable space is exempt from matching the roof style of the principal structure.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards for accessory structures.

- Detached accessory structures, such as garages and garage apartments, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story accessory buildings, there shall be no blank facades on the second story and no portion of an exterior wall on any floor may contain a blank area greater than 1620-feet in width.

SECTION 16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS ("CRT")



Typical Buildings in the CRT District

16.20.060.1. Composition of traditional residential corridors.

The CRT district addresses major streets lined with residential uses. Examples include portions of 9th, 16th, 49th, and 58th Streets, as well as 1st, 5th, and 22nd Avenues North and South and 9th Avenue North. While some multifamily uses can be found along these corridors, the majority of these areas are single-family in character. Some of these areas are highly desirable, although most are struggling and in a distressed condition.

16.20.060.2. Purpose and intent.

The purpose of the CRT district is to encourage development of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor and to facilitate conversion of remaining single-family homes to offices or limited retail uses. These uses can provide affordable workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets. Development standards reinforce the traditional development pattern.

(Code 1992, § 16.20.060.2)

16.20.060.3. Permitted uses.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

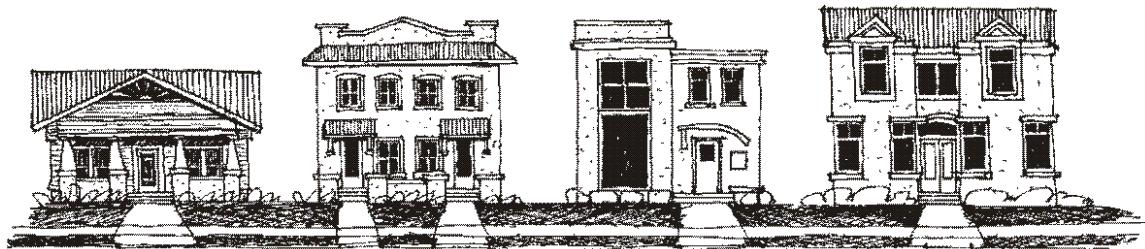
(Code 1992, § 16.20.060.3)

16.20.060.4. Introduction to CRT districts.

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing, or missing middle housing is provided. Building heights typically range between one and three stories.



Typical Residential Uses in CRT-1 District

(Code 1992, § 16.20.060.4.1; Ord. No. 540-H, § 6, 3-23-2023)

16.20.060.4.2. Corridor Residential Traditional-2 (CRT-2).

This district allows multifamily structures. Additional density is possible when affordable workforce housing is provided. Building heights typically range between two and four stories.



Typical Multi-Family Uses in CRT-2 District

16.20.060.7. Building design.

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

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause rear yards and rear façades to face toward abutting properties.
2. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be built on the building setback line.
 - a. For properties located within the Central Avenue Corridor Activity Center, ground floor residential dwelling units may be setback up to an additional six feet from the building setback line in fulfillment of the 60 percent requirement.
3. All service areas and loading docks shall be located behind the front façade line of the principal structure.
4. The principal structure shall be oriented toward the primary street. A principal structure on a corner property may be oriented to the secondary street so long as all street façades are articulated as primary façades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.
5. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street and elevated above grade shall be screened with a material that is compatible with the architecture of the principal structure. Mechanical equipment that is visible from the primary street and is located at grade shall be screened with a material that is compatible with the architecture of the principal structure, landscaping or a 6-foot-tall decorative fence or wall.
6. Parking, detention and retention ponds, drainage ditches, and accessory structures shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.
7. Dumpsters shall be located in an enclosure that is finished with material that is consistent with the architecture of the principal structure and include opaque gates (chain link with slats is prohibited). The enclosure shall be located behind the front façade line of the principal structure.

Vehicle connections.

1. Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:
 - a. Access shall be made from the alley or secondary street.
 - b. Where no alley or secondary street is present or where unique street configurations exist that will impact traffic circulation such as existing street medians, access shall occur from the primary street.

For multi-unit structures, driveways shall serve the entire complex, not individual units, and shall not be wider than one lane in each direction.

Pedestrian connections.

1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk.
2. Each ground floor multifamily dwelling unit or commercial unit that faces a primary street shall contain a primary entry, which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos or stoops, or a combination thereof.
3. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrances.

Porches and pedestrian connections.

1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the street with a sidewalk except when the structure faces a major street which does not allow on-street parking in front of the property. The connection between the public sidewalk and the curb is not required where the existing grades prevent compliance with ADA minimum slope requirements.
2. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of five feet and 20 square feet of total floor area. Where there are three or more 3-story units proposed adjacent to single-family zoning district, there shall be a covered front porch or covered stoop, or the entry shall recess or project a minimum of 18-inches from the principal building façade.
3. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground-level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrances.
4. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest and shall be consistent with the chosen architectural style.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. All accessory structures, including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal

structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry and include a minimum of two risers. For Certified Affordable/Workforce Housing, the required minimum elevation shall be 8-inches, and the pedestrian walkway at the entrance may be graded to allow zero step entrance in accordance with the City Visitability ordinance, provided that all other areas of the porch meet the 8-inch minimum above the abutting finished grade.
2. Buildings should create a width to height ratio of no more than 1:1. Buildings that exceed the width to height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Streetwall. Articulating different uses at lower building levels will aid in creating a sense of human scale in mid-rise buildings. Addressing human scale may be achieved through architectural detailing and by variation in the three-dimensional character of the building mass as it rises skyward.

SECTION 16.30.030. ARTIST ENCLAVE

16.30.030.5.2. - Land use restrictions.

A. The AEOD is an overlay district and shall overlay all other zoning districts within its boundaries. Any uses permitted in the zoning district shall be permitted subject to all provisions applicable to the zoning district.

B. When located in an NT-1 or NT-2 zoning district, an AEOD home business use shall be an accessory use to any single or multi-family dwelling units where a residence is considered the principal use. The residence shall be occupied by the proprietor, or an assistant, of the AEOD home business use. In NT-1 or NT-2 zoning districts:

1. General office and neighborhood-scale retail uses.
 - a. Shall be by scheduled appointment only.
~~b. Shall be limited to no more than four appointments per day.~~
 - c. Appointments are prohibited between the hours of 7:00 p.m. and 9:00 a.m., except as may be allowed during district-wide special events.
2. Instruction and tutoring uses.
 - a. ~~Classes shall be held not more than two days a week for a period not to exceed three hours per day.~~
 - b. Classes are purely incidental to the uses of the property.
~~c. Not more than four students are permitted to attend each class.~~

16.30.030.6.1. - Maximum number of assistants, hired or non-hired.

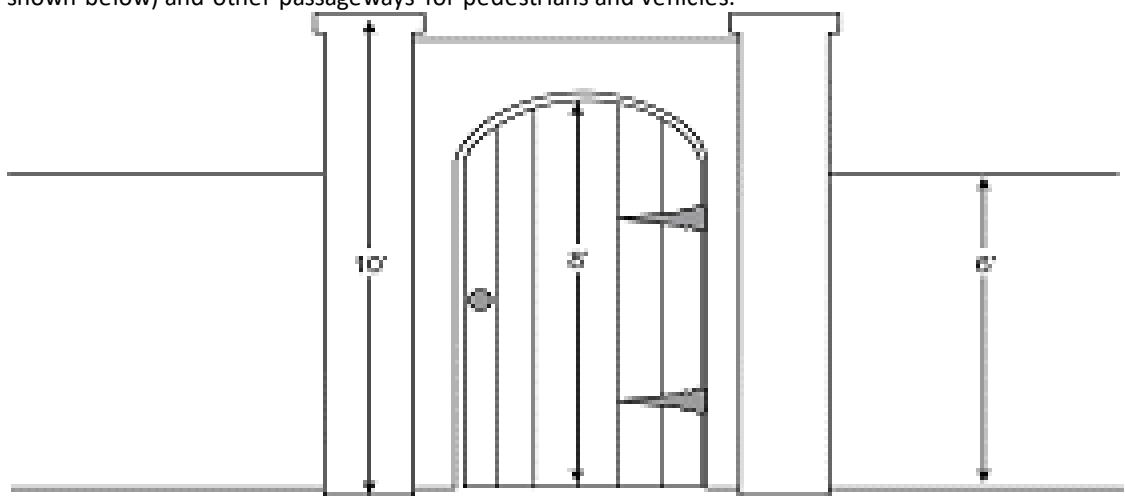
When an AEOD is located in an NT-1 or NT-2 zoning district, ~~one two~~ assistants who ~~is are~~ not ~~a~~residents of the dwelling unit shall be permitted to be at the property. The number of assistants is not restricted in any other AEODs.

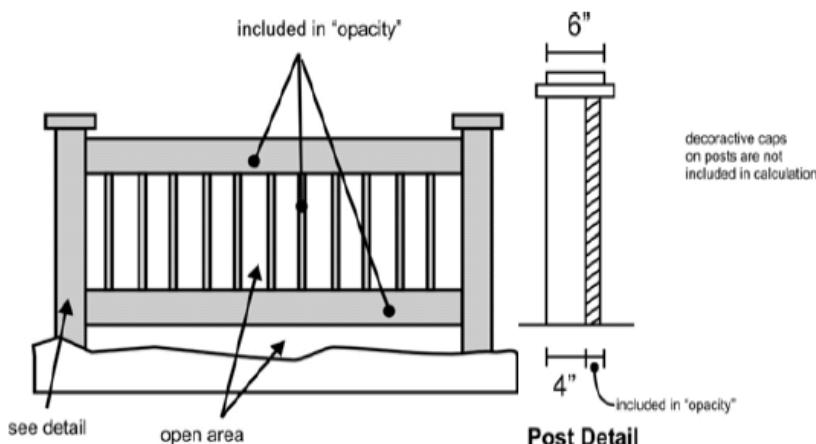
SECTION 16.40.040. - FENCE, WALL AND HEDGE REGULATIONS

16.40.040.3. – Charts

The following charts provide specific regulations and design and other guidelines.

1. RESIDENTIAL USES (Including mixed-uses with a residential component; excludes requirements for waterfront yards - see below)				
	Front Yards - Major Streets, except Neighborhood Collectors	Front Yards - All other streets	Side Yards, Street Side Yards, and Rear Yards	Street Side - Abutting Neighbor's Front Yard
Maximum Height	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 6 feet for a decorative fence or wall <u>with the top 2 feet being open</u>, which is landscaped - 6 feet for a hedge 	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 5 feet for a hedge - 6 feet for a decorative fence or wall <u>with the top 2 feet being open</u>, which is landscaped and which is on a property with more than 150 lineal feet of street frontage 	<ul style="list-style-type: none"> - 6 feet for a fence or wall of any style - 10 feet for a hedge 	<ul style="list-style-type: none"> - 4 feet for a fence or wall of any style - 5 feet for a hedge
<p>The diagram at right is intended to provide an illustrative view of the foregoing regulations as applied to rectangular lots platted in the traditional block pattern of the City. For non-rectangular lots or for lots with irregular lot lines, property owners are advised to contact the City to verify interpretation of the ordinance as applied to a specific property.</p>				

5. DESIGN AND OTHER RELATED REGULATIONS	
A. EXEMPTIONS	Fences, walls and hedges on certain properties of the Pinellas County School Board shall be regulated as set forth in an interlocal agreement between the City and the School Board, as may be amended from time to time.
B. ALLOWANCES FOR ADDITIONAL HEIGHT	<p>1. Fences or walls for which a greater height is necessary because of 1) an association with uses that require high fences to protect public safety, such as, but not limited to, driving ranges, utility substations, baseball fields, athletic fields, and swimming pools or 2) a requirement of a state or federal agency, may be allowed subject to a height limit which may be imposed by the POD. Approval of height in excess of that allowed by this Code will be based upon precedent established by previous City approvals, standardized specifications, required security measures, and trajectories for driving ranges and athletic fields. Such fences or walls need not comply with the Design Standards of this section, but shall comply with all landscaping requirements.</p> <p>2. One (1) additional foot of height is allowed for fence or wall columns which are a maximum of two (2) feet in width and spaced at least six (6) feet apart measured center to center.</p> <p>3. Two (2) additional feet of height is allowed for a decorative open arched gate which does not exceed 25 feet in width for a vehicular gate or eight (8) feet in width for a pedestrian gate.</p> <p>4. Four (4) additional feet of height is allowed to accommodate solid arch structures over gates (as shown below) and other passageways for pedestrians and vehicles.</p>  <p>Additional Height for Gates/Arches</p>
	<p>5. Two (2) additional feet of height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component (e.g. wall, column, or arch) upon which such decorative feature is located.</p> <p>6. Maximum height may vary by up to six (6) inches to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fenced, and reasonable human error.</p> <p>7. Up to two sections of fence or wall, not to exceed eight (8) feet in width each, may be allowed two (2) additional feet in height within any side (non-street) or rear yard for lattice, planter boxes, or selective screening of adjoining uses.</p> <p>8. Fences, walls, or hedges along the side yard of a residential use which abuts a non-residential use may be six (6) feet in height to within five (5) feet of the front property line.</p> <p>9. Fences or walls for single-family uses which abut Interstate 275 may be eight (8) feet in height.</p>

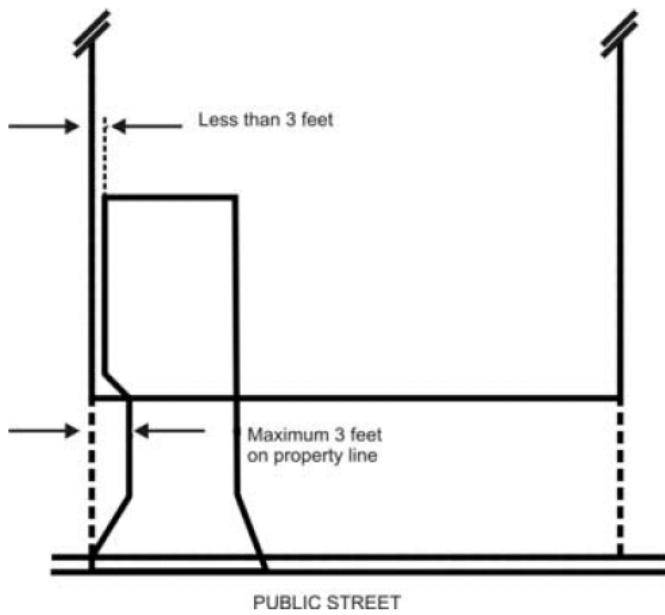
C. DESIGN STANDARDS	<p>1. All fences and walls shall comply with the architectural, design, and landscaping requirements of this code.</p>
	<p>2. All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way (excluding alleys). For fences and walls between adjoining properties, this requirement may be waived by the POD upon approval by the adjoining property owners, whose written approval shall be signed or acknowledged before a notary.</p>
	<p>3. Barbed wire is prohibited at 1) any residential use; 2) any mixed-use having a residential component; 3) any residentially-zoned property (regardless of its developed use); 4) any property zoned DC or CCT-2; and 5) on any property within ten feet of any property zoned or developed with a residential use. Barbed wire shall be oriented toward the interior of the property and included in the overall fence height measurement. Barbed wire is prohibited on any fence within a yard along a major street.</p>
	<p>4. On all properties (excluding properties with industrial, single-family, and duplex uses), fences and walls visible from any street (not including alleys) shall be decorative or shall be vinyl-coated chain-link (including stands, poles, and rails). Vinyl-coated chain-link fences and opaque fences or walls more than four feet in height, which abut a street (not including alleys), shall be setback a minimum of two feet from the property line and shall be landscaped in accordance with the section regulating landscaping and irrigation.</p> 
	<p>5. All fences except chain-link fences shall have upper and lower rails between posts. A chain-link fence shall have a top rail.</p>
	<p>6. Fences and walls shall comply with the design requirements established for the zoning district.</p>
	<p>7. Fences and walls shall be consistent in style and design within any property (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots). Fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. Fences and walls in side, rear, and waterfront yards may be comprised of a different material(s) than that used in the front yard.</p>
	<p>8. Fences and walls shall be designed and installed as follows.</p> <ol style="list-style-type: none"> Fences shall be designed in accordance with industry standard forms such as: stockade, board-on-board, shadowbox, tongue-and-groove, picket, split rail and chain link. An alternative form may be approved where the POD finds that the proposed form complies with the intent of the provisions of this section and that the form requested is at least the equivalent to the industry standard in quality, strength, effectiveness, fire resistance, durability and safety. The term <i>building materials</i> shall mean industry standard materials normally manufactured for, used and recognized as fencing materials such as: wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, galvanized and vinyl-coated chain link, wood planks or pickets, and vinyl or composite manufactured specifically as fencing materials.

	<p><u>Metal shall have an exterior finish that is not shiny or reflective. The use of metal roofing or metal siding materials is prohibited.</u> An alternative material may be approved where the POD finds that the proposed material complies with the intent of the provisions of this section and that the material requested is at least the equivalent of the industry standard in quality, strength, effectiveness, fire resistance, durability and safety.</p>
	<p>9. Fences and walls greater than 100 feet in length shall be articulated by columns or other visual breaks measuring at least two feet in width and spaced no more than 24 feet apart. Landscaping shall be provided in accordance with the landscaping and irrigation section. This design standard shall apply for any portion of a qualifying fence or wall facing a right-of-way (excluding alleys.)</p>
	<p>10. The attachment of fabric, shade cloth or other material to a chain link or similar open fence is prohibited except as provided herein. Fabric, shade cloth or other material is not a permitted method for required screening of outdoor storage areas. Fabric, shade cloth or other material may be installed to create a wind barrier for athletic courts or similar situations subject to the following conditions:</p> <ol style="list-style-type: none"> Professional installation is required by a licensed contractor; The proposed material shall be designed to withstand wind resistance with commercial grade seams and attached at grommets designed in a manner consistent with building regulations.
	<p>11. Except as otherwise provided in this subsection. It shall be unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact therewith.</p> <p><u>Low voltage</u> Electrically charged fencing may be used for security purposes is allowed on any industrial zoned property that is not zoned exclusively for single family or multi family residential use districts exclusively zoned single and multi family except within the following single-family and multi-family residential districts: NT, NS, NTM, NSM and NPUD; subject to the following conditions that a nonelectric fence or wall must completely enclose the outside perimeter of the fence and shall be 2-feet higher than the perimeter nonelectric fence or wall.</p>
	<p>a. Only low voltage electrical fencing shall be used with a maximum of 12 volts, primary voltage;</p>
	<p>b. Electrically charged fencing shall be installed in accordance with recognized and accepted standards for electric fence energizers as determined by the most recent published edition of the International Electrotechnical Commission Standards;</p>
	<p>c. Electrically charged fencing shall comply with the height requirements of this section;</p>
	<p>d. Electrically charged fencing shall be completely surrounded by a non-electrical fence or wall. The surrounding non-electrical fence or wall shall be separated from the electrically charged fence by at least three inches;</p>
	<p>e. Electrically charged fencing shall be identified as such with a sign, no larger than one square foot in area, and shall be placed on all sides of the property where the electrically charged fence is located with at least one sign per every 60 linear feet or portion thereof;</p>
	<p>f. Where adjacent to a public sidewalk or right of way, electrically charged fencing, and the surrounding non-electrical fence or wall, shall comply with the following setback and landscaping provisions. The buffering requirements are based on the type of surrounding non-electrical fence or wall. Landscaping shall be installed on the exterior side of the fence or wall.</p>
	<p>12. Gates and fencing for docks on non-contiguous water lots, and docks on contiguous upland property that are located across a right-of-way or City owned easement from the principal use, shall be open and consist of decorative materials such as wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, and vinyl or composite manufactured specifically as fencing materials. Any fencing projecting beyond the width of the dock as measured at the seawall (the walkway) shall be limited [to] 5 feet in height and 3 feet in width on each side of the walkway. Replacement of a dock or the existing gate or fencing, the replacement of a majority of the pilings, any expansion of the deck area or the addition of a boat lift(s) shall require gates and fences to be brought into compliance. This shall not apply to commercial marinas or properties in the IC/CRD land use category.</p>

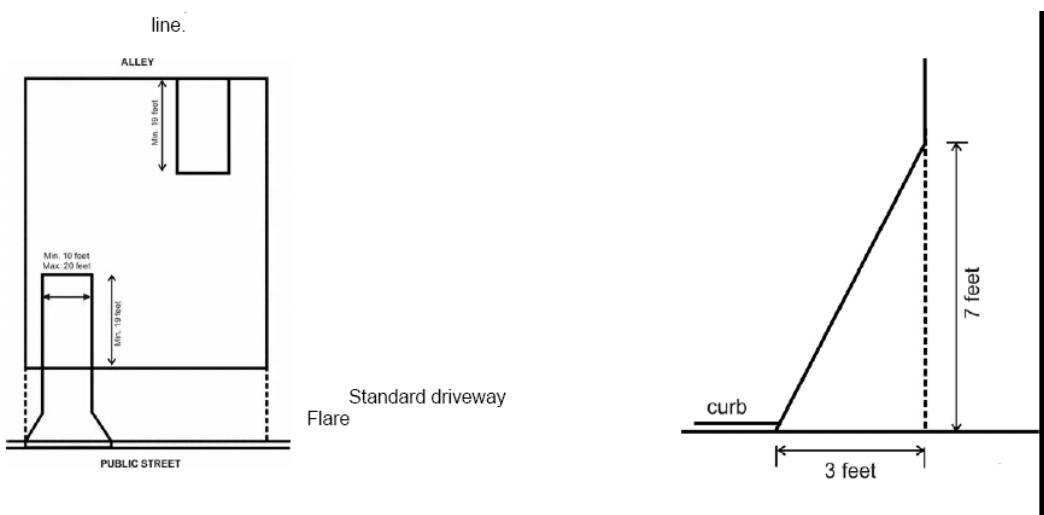
16.40.090.3.3. Development standards for private one- and two-family properties.

Parking.

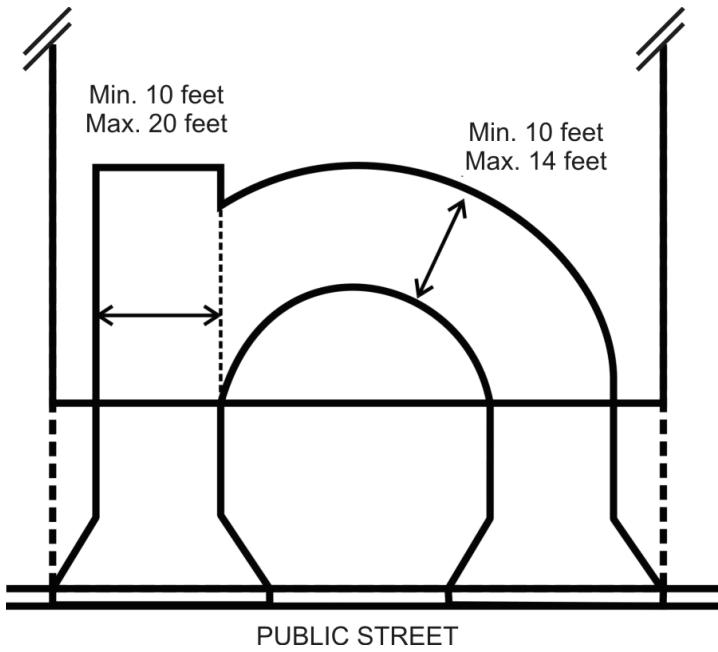
1. *Location.* Required parking spaces shall be located on the same lot as the use.
2. *Driveways.* Driveways shall be designed in a manner that minimizes disruption of pedestrian corridors and the streetscape. Driveway locations shall be provided as required in the zoning district, except that no such driveways shall be allowed when a one- or two-family residential property abuts an alley and is located in a DC district.
3. *Variances.* Where unique conditions related to existing buildings, dimensional aspects of platted lots, or a lack of available space preclude strict compliance with these requirements, the POD may adjust the minimum requirements in accordance with the standards of review for the granting of a variance.
4. *Visibility triangle.* The visibility triangle is an area which has certain restrictions to allow for safe visibility when operating a motor vehicle or bicycle or for pedestrian movement. Driveways may encroach into the visibility triangle within the public right-of-way; however, driveways shall not encroach into the visibility triangle within the boundary of the private property.
5. *Setbacks.* Portions of a driveway located in the right-of-way shall meet a minimum setback of two feet in traditional zoning districts and three feet in suburban zoning districts from the extended interior and streetside property line.



6. *Dimensions.* Parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way. Parking spaces shall be a minimum of 9 feet in width and 18 feet in length and completely on private property.
 - a. *Standard driveway.* Driveways shall measure no less than ten feet in width and no more than 20 feet in width, no more than 20 feet as the driveway crosses the property line and no more than 26 feet at the curb, which includes a three-foot by seven-foot triangular flare. The required minimum length for the portion of the driveway on the private property is 19 feet, measured from the property line.

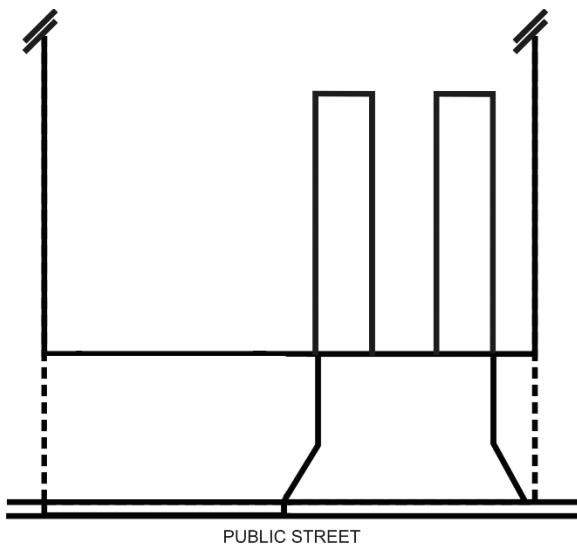


b. *Circular driveway.* The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, no more than 14 feet as the driveway crosses the property line and no more than 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. Circular driveways are not allowed on lots less than 60 feet wide.

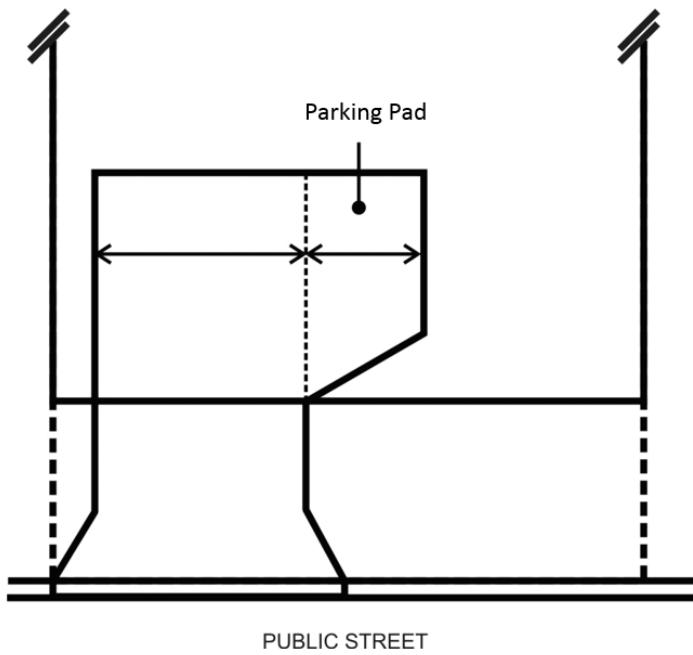


Circular Driveway

c. *Ribbon driveway.* Ribbon driveways are an acceptable alternative to standard driveways, reducing the overall impervious surface coverage. Ribbon driveways are subject to the same maximum dimensional standards as standard driveways. Individual "ribbons" are only permitted within the property (not the right-of-way) and shall measure between 1½ and 2½ feet in width.



d. *Accessory parking pad.* An accessory parking pad no wider than ten feet and not exceeding 400 square feet in area may be installed contiguous to a legally recognized driveway, subject to the condition that the parking surface area is located wholly within the property and no closer than three feet to the interior or street side property lines. See zoning district criteria for specific dimensions for parking pads.



e. *Zoning specific criteria.*

1. When a property is located within a traditional zoning district, any new, reconstructed or reconfigured driveway shall be no wider than 20 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two-feet foot by seven-feet foot triangular flare. Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district. Where a circular driveway is permitted, the circular portion of the driveway shall measure no less than ten feet in width and no more than 12 feet in width, no more than 12 feet as the driveway crosses the property line and no more than 16 feet at the curb, which includes a two-foot by seven-foot triangular flare.

2. When property is located within a suburban zoning district, one driveway (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 20 feet within the property boundaries, 20 feet as the driveway crosses the property line and 26 feet at the curb. All additional driveways (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 14 feet within the property boundaries, 14 feet as the driveway crosses the property line and 20 feet at the curb. See also dimension requirements for circular driveways.

7. *Sidewalks located within adjoining right-of-way.*

In traditional districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall have a consistent finish and color as the abutting sidewalk and be visually delineated with expansion joints.

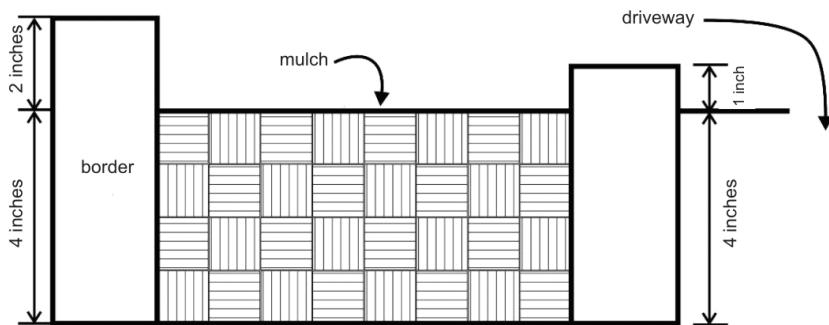
In suburban districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall be visually delineated with a change in color or material or with expansion joints. The abutting property owner shall be responsible for maintaining the sidewalk in good condition and repair with no cracks or voids larger than one inch.

In a National Register Historic District, if the existing sidewalk is hexagon block, the sidewalk and the portion of the sidewalk that crosses the driveway shall remain hexagon block except where an existing driveway is replaced and the portion of the sidewalk that crosses the driveway is not hexagon block provided the new driveway is delineated by control joints.

8. *Impervious surface coverage.* The maximum impervious surface ratio is limited to those areas within the boundary of the private property and does not include the public right-of-way. For interior lots, no more than 45 percent of the land area between the front property line and front building setback line may be paved or covered with impervious surface materials. For corner lots, no more than 25 percent of the land area between the front and street side property lines and front and street side building setback lines may be paved or covered with impervious surface materials. Impervious surface materials include the surface materials identified in subsection 9 of this section.

9. *Surface materials.* The portion of the driveway located within the right-of-way shall be constructed of asphalt or concrete material, brick or decorative pavers. The portion of the driveway and all required parking spaces located within the property boundaries shall be constructed of asphalt or concrete material, brick or decorative pavers, grid pavers, crushed stone, rock, gravel or other materials approved by the POD. Crushed shell is prohibited. The abutting property owner shall be responsible for maintaining the surface in good condition and repair with no cracks or voids larger than one inch.

For accessory parking pads, organic mulch is also an approved surface material and is subject to the following minimum technical standards. Mulch shall be at least four inches deep. The parking pad shall be bordered with a solid border at least four inches below the surface and extending at least two inches above the surface of the mulch on all sides except the driveway side, where it shall extend at least one inch above the mulch surface.



Mulch Parking Pad

16.40.090.3.5. Parking garages.

1. *Design standards.* The following requirements shall apply to parking garages:
~~k. Electric vehicle (EV) parking spaces. For residential use parking spaces, a minimum of fifteen percent (15%) shall be EV-Ready (Install electric panel with a dedicated branch circuit and a continuous raceway from the panel to the future EV parking spot) and two percent (2%) shall be EVSE-Ready (electrical panel capacity and raceway with conduit to terminate in a junction box or 240 volt charging outlet). For all other uses, a minimum of twenty percent (20%) shall be EV-Ready and two percent (2%) shall be EVSE-Installed (Level 2 EV charging station)~~

SECTION 16.40.140. - SUBDIVISIONS

16.40.140.2.4. Lot line adjustments and lot splits.

- A. *Procedure.* For procedures, see applications and procedures section.
- B. *Definition.* The term "lot line adjustment" means the adjustment of the platted lot line(s) between two or more abutting platted lots of record which changes the size of the buildable lots. The term 'lot split' means the creation of one or more lots from a platted lot of record which changes the number of buildable lots.
- C. *Standards for review.* In reviewing an application, the POD, Development Review Commission, or City Council, shall consider the following criteria:
 1. Easements for public utilities including stormwater drainage shall be provided as required. The applicant shall pay any costs of utility adjustments, extensions, relocations, and connections.
 2. Any unpaid outstanding liens and assessments owed to the City shall be satisfied as a condition of lot line adjustment or lot split.
 3. Consistency with the established neighborhood pattern shall be maintained, including lot dimensions, utility and parking functions, alley access, and sanitation services. New lot lines shall comply with the subdivision requirements when practical and shall be formed of one straight line.
 4. All lots must be owned by the same entity or have the written consent of the property owner.
 5. Lot line adjustments and lot splits shall not create more than two additional buildable lots.
 6. For lot line adjustments, all lots shall meet the minimum lot size of the zoning district, unless one or more of the original lots do not meet the minimum lot size, then no lot having less area than the smallest of the lots included in the application shall be created.
 7. For lot splits, no variance to the minimum lot area requirements of the zoning district is allowed.
- D. *Replatting.* Replatting is required if the lot line adjustment or lot split results in the property that is the subject of the application being divided, and including any abutting property and lots in common ownership, or which are part of a unified plan of development, into a total of three or more lots.

16.40.140.4.2. Sidewalks.

- A. Sidewalks are required on both sides of all major arterial and collector streets, as identified on the Future Major Streets Map and on properties located within the following zoning districts: NT, CRT, CCT, IT, DC, RC and IC/CRD. Sidewalks shall only be required on the north and west sides of all other streets. Sidewalk widths shall be not less than the following:

Along arterial and collector streets	6 ft.
Along other streets in residential and industrial zones	4 ft.*
Along other streets, in commercial and office zones	5 ft.*
Pedestrian crosswalks	4 ft.
Downtown Center (DC) zoning districts	at least 10 ft.; Landscape features and street furniture may encroach up to two

	feet for no more than 50% of the linear frontage of a parcel.
* All sidewalks abutting curbs shall be six (6) feet.	

B. For new development or redevelopment within a two-mile radius of the property line of any existing or planned public school, the property owner or developer shall construct sidewalks along the street contiguous to the property being developed that directly serves the public school facility, in support of F.S. § 1013.36 and the Pinellas County Metropolitan Planning Organization 2025 Long Range Transportation Plan.

C. ~~The engineering director may recommend variances from this section on the basis of unique conditions and may set specific alignment criteria for sidewalks within rights of way in relation to~~

The POD may allow a payment-in-lieu of construction of, widening of or providing minimum width of a sidewalk where the subject property would have the only sidewalk within 200-feet of the property on the streets which the property abuts, that such sidewalk would not form a part of an existing or future route leading to a school or public park, that the absence of a sidewalk would not create an imminent pedestrian hazard and where there may be unique conditions such as topography or unusually large trees. The payment shall be made prior to issuance of the building permit. The fee will be based on the cost of the sidewalk construction as determined by the POD.

D. Sidewalk design and installation, when required, shall be approved by the engineering director prior to the issuance of a certificate of occupancy for any development with the exception of residential developments of ten dwelling units or more where up to 50 percent of the dwelling units may receive a certificate of occupancy prior to sidewalk installation, with the remaining dwelling units receiving a certificate of occupancy after sidewalk installation.

SECTION 16.40.060. LANDSCAPING AND IRRIGATION; TREE PROTECTION

16.40.060.2. Landscaping and irrigation.

16.40.060.2.1. Landscaping.

Existing Florida-native plant material shall be given priority for preservation in the development and redevelopment of a property and existing healthy native trees and palms and other vegetation should be protected and preserved, and integrated into landscape plans. 16.40.060.2.1.1. Development and redevelopment of new one- and two-unit residential properties.

New one- and two-unit residential properties shall meet the following landscape requirements prior to issuance of the certificate of occupancy:

1. A minimum of two shade trees shall be located on the lot. The POD may allow one understory tree to be substituted for one shade tree where there are site constraints such as, but not limited to, existing above ground or underground utilities or the presence of tree canopy from adjacent properties that limit the available shade tree planting area. Palm trees shall not be substituted for shade trees.
2. A minimum of ten shrubs, accent plants or ornamental grasses a minimum of 18 inches in height, shall be located in the front yard.
3. Existing protected vegetation shall be eligible to meet this requirement.
4. Each property shall have an irrigation system for all landscaped areas.
5. All required yards not abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas.
6. When the property exceeds the minimum lot size requirements of the zoning district, the tree requirements herein shall be increased proportionally based on the size of the property or portion thereof in excess of the minimum. For example, the minimum lot size in NT-4 2 is currently 5,800 square feet and requires two approved trees. If the property is 11,600 square feet, this would be equivalent to two lots of minimum lot size and therefore four approved trees would be required.

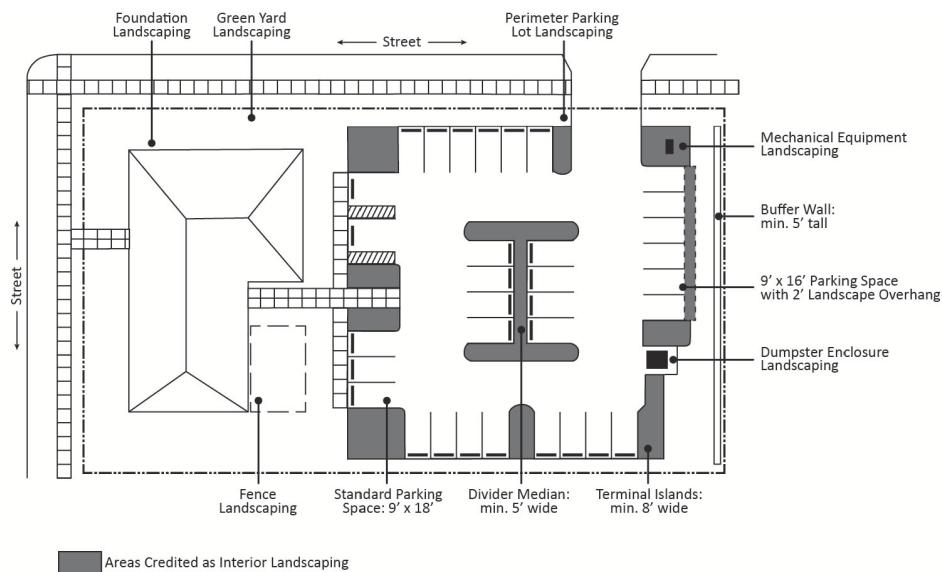
7. Variances. The approval of any variance shall be conditioned on installation and maintenance of the greatest amount of required landscaping determined to be reasonable. 16.40.060.2.1.2. Additional requirements for new and existing one- and two-unit residential properties.
 - A. *Required permeable green space for yards abutting streets.* Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios, porches and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required front and street side yard areas for corner lots and 45 percent of the required front yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.
 - B. *Ground cover, private property.* Permeable portions of private property including required yards shall be maintained with an herbaceous layer of sod or ground cover plant material. Installation of St. Augustine sod turf at a property with a new structure which receives construction permits is limited to a maximum of 50 percent of the permeable area of the lot.
 - C. *Ground cover, rights-of-way.* Permeable portions within the adjoining rights-of-way shall be maintained in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, with an herbaceous layer of sod or ground cover plant material. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the landscaping materials, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscaping material does not result in a hazard or impairment to public vehicular or pedestrian traffic or violate the visibility at intersection section.
 - D. *Mulch.* Organic mulch is a beneficial addition to landscaping in many situations including providing a surface covering under shrubs, or where ground cover material is maturing. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch. The use of cypress mulch is discouraged.
 1. *Installation standards.* Where used in lieu of sod or ground cover plant material, mulch shall be placed to a minimum depth of three inches. The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. Non-organic mulch including rubber, decorative gravel or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas). Sod shall be used in required side yard channels (swales), the use of organic and non-organic mulch, and shell is prohibited.
 2. *Limits on installation on one- and two-unit residential properties.*
 - a. Organic mulch may be used without limit underneath ground cover, accent plants, shrubs and trees, provided the ground cover, accent plants, shrubs and trees or a combination thereof are planted and maintained at a cumulative ratio of at least one shrub or tree, planted within the mulch per each ten square feet of organic mulched area;
 - b. No more than 50 percent of the required front and street side yards may be covered only with mulch and no landscaping; mulch can be used without limit in the buildable area, and interior and rear side yards.
 - c. Where a mulch parking surface has been permitted pursuant to the parking and loading design section, a separation consisting of an herbaceous layer of sod or ground cover of not less than eight feet in width shall be provided between the parking area and any adjacent mulch area allowed pursuant to this section.
 3. *Limits on installation in rights-of-way.* Organic mulch may be used in permeable areas of the right-of-way to keep moisture in the soil while other forms of approved ground cover plant material are maturing. Mulch is prohibited within four feet of the curb or road edge if there is no curb. Mulch in the right-of-way must be contained within borders sufficient to prevent flotation of mulch into the roadway. With the exception of permitted driveway or sidewalk materials, the use of shell, rock or other similar hardened non-organic mulch in the right-of-way is prohibited.

- E. *Irrigation, existing one- and two-unit residential properties.* A permanent irrigation system is not required for existing one- and two-unit residential properties; however, where one is installed, it shall be designed to avoid runoff, overspray or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways or structures. Irrigation systems shall be maintained so there are no broken irrigation heads or leaks. Automatic sprinkler systems shall install a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- F. *Vegetation, existing one- and two-unit residential properties.* Any one- or two-unit residential property that meets or exceeds the tree and/or shrub standards set forth in the previous section for new one or two unit residential properties, shall maintain the minimum standards for the property. This does not mean that existing one- or two-unit residential properties that do not meet the requirements set forth in the previous section for new one- or two-unit residential properties are required to install vegetation to meet those requirements.
- G. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature ~~if the location is inadequate for landscape (e.g. too small, insufficient light)~~. Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
- H. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street (not alley) shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- I. Decorative objects, including, but not limited to, rocks and planter beds, shall not be located within four feet of the curb of the street or where there is no curb, the road edge.

16.40.060.2.1.3. Development and redevelopment of non-residential and multi-family property.

D. Minimum landscape requirements.

Minimum Landscape Requirements



*This diagram is intended to provide an illustrative view of these regulations. Property owners are advised to contact the City to verify interpretation of the City Codes as applied to a specific property.

- 1. *Green yard, exterior.* Green yards shall be provided in all yards abutting streets. Except for surface parking lots, if the required ~~front yard~~ (~~setback~~) is smaller than the required green yard, the required green yard shall be the depth of the required front yard. For sites with irregular frontage, the POD may allow the green yard to vary in width, but it shall extend for the entire frontage and provide the

equivalent square feet of green yard along the same frontage. Green yards shall be landscaped as follows:

Site location/ zoning	Required green yard depth for all abutting streets (not alleys)	Minimum required tree landscaping (per linear ft. of property frontage)
DC-C, DC-1, DC-2, DC-3, DC-P, CCT-1, CCT-2, CRT-1, CRT- 2, <u>IT, NTM</u>	5 ft.	1 shade tree per 35 linear ft. or fraction above half thereof
EC	20 ft. on major streets, 10 ft. on other streets.	1 shade tree and 1 under-story tree per 30 linear ft. or fraction above half thereof
All other districts	10 ft.	2 shade trees per 50 linear ft. or fraction above half thereof

2. *Green yard, interior.* Interior green yards, when not abutting vehicular use areas, shall be provided along all interior property lines and property lines abutting alleys. The minimum width of all interior green yards shall be five feet unless the required side or rear yard is smaller, in which case the required green yard shall be the depth of the required interior side or rear yard. A minimum of one shade tree per 50 linear feet or fraction above half thereof is required. Under-story trees may be substituted for shade trees on a 1½ for one basis. The POD may allow the interior green yards to vary in width if additional green yards are expanded to provide the equivalent square footage of green yards on the site.

3. *Foundation landscaping.*

a. A minimum of one foundation plant is required for each three linear feet, and one under-story tree is required for each 30 linear feet (or portion thereof), of the exterior building perimeter. Foundation plantings may be comprised of shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no less than 50 percent of the total required materials are shrubs, accent plants and/or ornamental grasses.

When calculating the minimum number of required plants, the linear distance of openings for overhead or loading area doors, motor vehicle bays or entrances to the building, or the perimeter of attached or detached canopies shall be excluded. Foundation plants may be planted in groupings so long as the minimum number of required plants is provided. The foundation landscaping shall be required on all building sides except those sides facing an alley. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and walkways, and provide visual breaks along monotonous building façades.

b. Properties located within the CRT, CCT, IT, NTM, and DC-1, D-2, and DC-3 districts. The base of buildings, or portions of buildings, not visible from the street, excluding alleys, are not required to have foundation landscaping. Where reduced building setbacks along streets physically prevent the installation of foundation landscaping, it shall not be required.

4. *Vehicular use landscaping/screening requirements.* Vehicular use areas shall meet the following additional requirements:

a. *Perimeter parking lot landscaping.* A minimum of one shade tree per 35 linear feet (or portion thereof) shall be planted around the perimeter of vehicular use areas. A continuous hedge comprised of shrubs planted not more than 30 inches on center shall be planted around the perimeter of the vehicular use area. The pervious area for perimeter parking lot landscaping shall be at least five feet in width, measured from the inside of the curb, sidewalk or other paved surface abutting the pervious area. Additional landscaping is not required for the perimeter parts of the vehicular use area adjacent to the building.

- (1) *Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 districts.* Parking lots or portions of parking lots not visible from the street, excluding alleys, are not required to install perimeter landscaping. Where a parking space is designed perpendicular to the street, excluding alleys, such that the front of the space allows the headlights to shine onto the street, a minimum three-foot high solid masonry wall or decorative fence shall be erected to prohibit headlights from shining onto the streets.
- b. *Interior parking lot landscaping.* Interior parking lot landscaping shall be provided as follows:
 - (1) *Required square footage of landscape area.* For all vehicular use areas with more than ten parking spaces, a minimum of ten percent of the vehicular use area shall be devoted to interior landscaping. In calculating this percentage, the area shall include both pervious and impervious portions of the vehicular use area. Terminal and interior islands and divider medians shall be used to comply with required interior parking lot landscaping. For redevelopment of properties in the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 zoning districts, the POD may reduce the required landscape down to 5% where existing site constraints (e.g. insufficient permeable area) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees.
 - (2) *Terminal islands.* Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes. Each terminal island shall measure at least eight feet in width by 18 feet in length, measured from the inside of the curb. The POD may reduce the required width by up to three feet (minimum width five feet) where existing site constraints (e.g. small site) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees. Within terminal islands, one shade tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one shade tree required per terminal island. Terminal islands shall be landscaped with shrubs, accent plants, ornamental grasses and ground cover, excluding sod, which is planted to provide 100 percent coverage within two years. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.
 - (a) *Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2 and DC-3 districts.* Parking lots or portions of parking lots not visible from the streets excluding alleys, shall not be required to install terminal islands.
 - (3) *Interior islands.* Each interior island shall measure at least eight feet in width by 18 feet in length, measured from the inside of the curb. The POD may reduce the required width by up to three feet (minimum width five feet) where existing site constraints (e.g. small site) make compliance impracticable or where such reduction will allow preservation of existing Protected and/or Grand trees. Interior islands less than five feet in width, measured from the inside of the curb, shall not be credited towards interior landscaping unless a variance is granted. Within interior islands, one shade tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one shade tree required per interior island. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.
 - (4) *Divider medians.* Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives. The minimum width of a divider median shall be five feet, measured from the inside of the curb. One shade tree or two under-story trees shall be required for each 30 linear feet of divider median (or fraction above one half thereof). Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.
 - (5) *Tree species diversity.* It is important to provide a mix of tree species on larger sites. When the required number of trees is: less than ten, one or more species shall be provided; less than 20 trees, two or more species shall be provided; more than 20 trees, three or more species shall be provided.
 - (6) *Tree placement.* Trees shall not be located adjacent to free-standing sign faces or below wall sign faces where the tree will create a visual obstruction at the time of planting or in the future. Shade trees shall not be located below overhead utility lines where the tree will contact the line at the time of planting or in the future. Shade trees shall not be located over underground utility lines. Clustering of perimeter trees is permitted to prevent the obstruction of sign faces and

conflicts with overhead or underground utility lines. The POD may allow required shade trees to be substituted with native palms and/or understory trees on a three per one basis to prevent such conflicts. Where site constraints limit planting of required trees, larger trees at least four-inch minimum dbh, may be substituted for required trees on a two for one basis.

- c. *Curbing.* Nonmountable concrete curbing shall be provided within all parking areas to prevent vehicles from encroaching onto and overhanging required plantings, sidewalks, rights-of-way or adjacent property. Wheel stops may be substituted at the closed end of parking stalls where they abut required plantings or sidewalks.
 - (1) Curbing may be placed within the parking space up to two feet from the closed end of the parking stall. When curbing is utilized, the two-foot-wide strip may be landscaped when abutting green space.
 - (a) Landscaping shall be low-growing to accommodate the vehicular overhang.
 - (b) The landscaped area within the parking space counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward green yard, perimeter landscaping or divider median requirements.
 - (2) Wheel stops shall be located up to two feet from the closed end of the parking stall. Wheel stops shall have a minimum height of six inches above finished grade of the parking area and shall be properly anchored and maintained in good condition.
- d. *Screening abutting residential uses.* Where vehicular use areas abut a one- or two-unit residential property, a minimum five-foot high solid masonry wall or decorative fence shall be installed in such a manner so as to screen the vehicular use area from the adjacent one- or two-unit residential property. Where this wall or fence requirement is applied to properties with existing mature shade trees, the wall or fence may be truncated and supplemented with trees and shrubs to achieve such screening.
- e. *Low Impact Development Landscaping Plan.* A Low Impact Development (LID) Landscaping Plan may be approved by the POD as part of a stormwater management plan in lieu of some of the requirements of this subsection for the area in which it is implemented.
- 5. *Landscaping adjacent to fences, walls, or dumpster enclosures.* The exterior of any opaque fence, wall, or dumpster enclosure visible from any street shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- 6. *Landscaping adjacent to mechanical equipment on site.* Mechanical equipment, (e.g. backflow preventers, utility cabinets, air conditioners, etc.) visible from streets, excluding alleys, shall be landscaped with a continuous hedge comprised of shrubs planted no more than 30 inches on center or a decorative fence or architectural feature ~~if the location is inadequate for landscaping (too small, insufficient light)~~. Landscaping shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.
- 7. *Landscaping within the adjoining rights-of-way.*
 - a. Landscaping within the adjoining rights-of-way shall be provided in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, plantings shall be comprised of low growing shrubs, accent plants, ornamental grasses, ground cover or sod in any combination. Where landscaping material is used in the right-of-way within four feet of the curb or road edge and there is no approved landscape plan, the plantings, excluding sod, shall not exceed 24 inches in height above the top of the adjacent curb, or if there is no curb, the road bed, provided that the landscape material does not result in a hazard or impairment to vehicular or pedestrian traffic.
 - b. Properties located within the CRT, CCT, IT, NTM, and DC-1, DC-2, and DC-3 districts. Within these districts, landscaping shall be provided in accordance with an approved streetscape plan or, where an approved streetscape plan does not exist, in accordance with the following: One shade tree per 30 linear feet. Where there is insufficient permeable area to support tree growth, trees should be planted in tree pits or planting strips. The POD may substitute shade trees with

understory trees or native palms on a three per one basis if shade trees are not site appropriate. Ground cover plantings shall be comprised of shrubs, accent plants, ornamental grasses, ground cover or sod in any combination provided that no less than 25 percent of the total landscape area is planted with low growing shrubs, accent plants, ornamental grasses or ground cover.

16.40.060.2.1.6. Landscape specifications.

A. Unless otherwise specified, all landscape materials shall meet the following specifications:

TREES: PALMS

All required palm trees shall measure a minimum height of eight feet of clear trunk. Palm trees identified with an * may be substituted on a one for one basis with shade tree planting requirements, except for one and two-unit residential properties. Palm trees identified with a + may be substituted on a three for one basis with shade tree planting requirements. No more than 50% of required shade trees may be substituted for palms in vehicular use areas. All palm trees shall be credited on a one for one basis towards understory tree planting requirements. All palms trees shall be rated Florida Grade No. 1 and selected from the following list.

Common	Scientific	Native	Light requirements			Water requirements		
			sun	mix	shade	low	med	high
Bismarck Palm*	<i>Bismarckia nobilis</i>		X				X	
Cabbage Palm+	<i>Sabal palmetto</i>	X	X			X	X	
Date Palm, Medjool*	<i>Phoenix dactylifera</i>							
Date Palm, Pygmy	<i>Phoenix roebelenii</i>							
Date Palm, Silver	<i>Phoenix sylvestris</i>							
Fan Palm, Ribbon	<i>Livistona decipiens</i>		X				X	
Foxtail Palm	<i>Wodyetia bifurcata</i>		X				X	
Paurotis Palm	<i>Acoelorraphe wrightii</i>	X	X				X	
Pindo Palm	<i>Butia odorata</i>			X			X	
Royal Palm, Cuba*	<i>Roystonea regia</i>			X			X	
Royal Palm, Florida*	<i>Roystonea elata</i>	X		X			X	
Thatch Palm, Florida	<i>Thrinax radiata</i>	X	X			X		
Triangle Palm	<i>Neodypsis decaryi</i>		X				X	
Windmill Palm	<i>Trachycarpus fortunei</i>			X		X		
Other palm trees identified as Florida Friendly by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension, Environmental Horticulture Department will be considered.								

B. *Plant selection criteria.* The species of required landscape materials shall be site appropriate and shall be selected based on the existing and neighboring vegetative communities, sun exposure, soil types, proposed

function of the materials, cold tolerance, water use, fertilizer needs, existence of utilities or overhead power lines, and aesthetics.

C. *Unprotected trees.* Due to their status as non-native species or invasive species, any unprotected or prohibited trees may be removed from private property and the abutting right-of-way without a permit unless they are part of an approved landscape plan, or otherwise required by this section, and shall not be used to meet the vegetation required by this section:

UNPROTECTED TREES		
Common	Scientific	Place of Origin
Avocado	<i>Persea americana</i>	Central America
<u>Camphor</u>	<u><i>Cinnamomum camphora</i></u>	<u>Eastern Asia</u>
Cherry laurel	<i>Prunus caroliniana</i>	North America
Citrus	All species.	Eastern Asia
Ear	<i>Enterolobium cyclocarpum</i>	Central America
Eucalyptus	<i>Eucalyptus spp.</i> except silver dollar variety	Australia
Ficus ¹	<i>Ficus spp.</i>	South America
Italian cypress	<i>Cupressus sempervirens</i>	South Europe
Jacaranda ¹	<i>Jacaranda acutifolia</i>	Brazil
Jerusalem thorn	<i>Parkinsonia aculeata</i>	Central America
Kapok ¹	<i>Ceiba pentandra</i>	South America
Loquat	<i>Eriobotrya japonica</i>	China
Mango	<i>Mangifera indica</i>	India
Monkey puzzle tree	<i>Araucaria araucana</i>	Australia
Norfolk Island pine	<i>Araucaria excelsa</i>	Norfolk Island
Orchid Tree	<i>Bauhinia spp.</i> , except <i>Bauhinia variegata</i>	Eastern Asia (India, China)
Royal Poinciana ¹	<i>Delonix regia</i>	Madagascar
Silk oak	<i>Grevillea robusta</i>	Australia
Toog	<i>Bischofia javanica</i>	Tropical Asia, Pacific Islands
Woman's tongue	<i>Albizia spp.</i>	Tropical Asia, Northern Australia

16.40.060.3. Maintenance of trees and vegetation.

16.40.060.3.1. Maintenance of trees and vegetation for all properties within the City.

A. The owner of record of the property and occupant of the property are responsible for the maintenance of trees and vegetation on the property and in abutting rights-of-way. Vegetation shall comply with all codes including visibility at intersections and requirements for hedges. Where support staking of vegetation is provided at the time of installation, the staking system shall be installed properly, avoid harming the vegetation, and be removed no later than one year after installation to prevent damage to the vegetation, unless such staking is necessary for permanent support of the plant.

B. Vegetation shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause. Exceptions regarding damage due to lack of water shall be made when water consumption is limited by emergency orders or declarations by state or local agencies.

C. Except for those tree species listed as unprotected or prohibited, it shall be unlawful for any person to damage, top, poison or in any manner injure or cause to be injured any tree regardless of condition.

1. Trees shall be trimmed or pruned in such a manner so as to not alter their natural form, growth habit or character and shall not be pruned into "unnatural" shapes, including but not limited to, circles, ovals, or squares.
2. Not more than one-quarter of the tree canopy shall be trimmed or pruned in any year unless it is dead.

D. Sod (including turf and turfgrass) or other herbaceous growth other than ground cover species shall be maintained at a maximum overall height of ten inches or less; ground cover plant material shall be maintained at an overall height not to exceed 24 inches. Property designated as a preservation area shall not be required to meet these standards. Property owners who employ Florida-Friendly Landscaping™ or wildlife habitat management principles such that their private property or adjacent right-of-way does not meet these criteria shall have a management plan and demonstrate active, ongoing maintenance. ~~Management plans~~
~~Maintenance shall be plans designed by a landscape architect, plans which~~ employ accepted Florida-friendly management practices, ~~and plans approved by the University of Florida Institute of Food and Agricultural Science (IFAS).~~ Examples of activities addressed in maintenance plans include routine pruning, mowing, edging, weeding, fertilizing, pest control, irrigation system adjustments, seeding and replanting. Florida-friendly management plans shall also address these principles:

- 1) Vegetation plan and design;
- 2) Analyze and amend the soil;
- 3) Limit sod to active use areas;
- 4) Select appropriate plant species;
- 5) Irrigate efficiently;
- 6) Use mulch; and
- 7) Maintain the landscape appropriately.

Wildlife habitat areas shall consist of native and introduced plant species designed, planted and maintained to provide food source, cover, roosting and nesting habitat for specific species.

E. Vegetation which is a hazard to public safety is prohibited in the right-of-way. Hazardous vegetation with pronounced thorns (such as Spanish bayonet, century plant, bougainvillea, and lime trees) shall not be closer than two feet to a sidewalk or walkway. Hedges are prohibited in the right-of-way except as allowed by the fences, walls and hedges section.

SECTION 16.50.010. ACCESSORY DWELLING

16.50.010.1. Applicability.

16.50.010.5.1. Lot requirements.

A. Establishment of a new accessory dwelling unit shall only be allowed if:

1. ~~In all NT districts~~ The lot area shall be at least 4,500 square feet ~~in all NT districts~~.
2. ~~In all NS districts~~ The lot area shall be ~~at least a minimum of~~ 10,000 square feet ~~in all NS districts, or unless~~ the lot is located on an alley ~~with a minimum lot area of 4,500 square feet, or on a corner and the lot conforms to the district with a~~ minimum lot area ~~and width equal to the minimum district~~ standard.
3. If the accessory dwelling unit is detached and the legal front and rear of the lot are consistent with the front and rear yards of lots on the same block face. An attached accessory dwelling unit shall not be

permitted where lots have been refaced such that the legal front yards face a different direction than the rest of the lots in the block or where refacing has eliminated alley access for a lot.

4. In all other zoning districts, the lot shall conform to the district minimum lot area standards.
- B. A lot containing an accessory dwelling unit shall not be subdivided to separate the accessory dwelling unit from the principal use, unless such division can meet all applicable standards of the zoning district and land development regulations.

(Code 1992, § 16.50.010.5.1; Ord. No. 876-G, § 24, 2-21-2008; Ord. No. 287-H, § 19, 7-20-2017; Ord. No. 375-H, § 6, 9-5-2019; Ord. No. 509-H, § 4, 7-14-2022)

16.50.010.5.2. Building and site requirements.

Accessory dwelling units shall be subject to the following design standards:

1. The gross floor area of any accessory dwelling unit shall not exceed 800 square feet and all areas under roof may not exceed 67 percent of the floor area of the principal dwelling unit. For detached accessory dwelling units, this limit shall apply to the combined square footages of the accessory dwelling unit and any accessory living space within the same building, including any areas used for storage, bathrooms, or shared laundry facilities (excluding up to 200 square feet of gross floor area per required parking space for any a maximum of three enclosed parking spaces).
2. Detached accessory dwelling units in the NS districts shall comply with a minimum side yard setback of ten feet, except if the lot is located on an alley where the minimum side yard setback shall be 7.5 feet.
3. The portion of the building containing an accessory dwelling unit may be attached to the side or rear of the principal structure and shall comply with the setbacks of the zoning district.
4. Sides of buildings containing second floor porches, or unenclosed staircases which face the interior side yard of an adjacent property shall comply with the minimum setback of the zoning district or ten feet, whichever is greater. This requirement shall not apply to completely enclosed staircases.
5. A paved walkway at least two feet in width shall connect the main entrance of the accessory dwelling unit with the off-street parking spaces.
6. The building containing an accessory dwelling unit shall comply with the architectural standards for the zoning district and be compatible with the style of the building containing the principal use, including finishes, roof pitch, and paint scheme.
7. Where an attached garage on the front façade of a structure is converted to an accessory dwelling unit, the following standards shall apply:
 - a. The garage door shall be removed and the enclosure must be architecturally compatible with the style of the building including finishes and color scheme and comply with building design criteria of the zoning district.
 - b. There shall be a 3-foot wide green yard provided between the exterior wall and any remaining pavement.
 - c. Required on-site parking spaces must be provided and be located entirely on the property.

SECTION 16.50.020. - ACCESSORY STRUCTURES AND ANCILLARY EQUIPMENT

16.50.020.4. Development standards.

16.50.020.4.1. Accessory storage and gardening structures and carports.

At any use in neighborhood districts and at single family dwelling units in any district, one accessory storage structure (a pre-constructed shed), one carport, and one gardening hoop house, cold frame, greenhouse or vertical vegetable structure shall be allowed which are exempt from design requirements as set forth herein. Any other such structures are allowed in the buildable area provided that they comply with the design requirements and setbacks for the zoning district.

1. General requirements.
 - a. *Anchoring.* The structure shall be properly anchored to resist wind and other forces.

- b. *Utility easements.* If a structure is secured to the ground by a foundation and not capable of being moved intact, no portion of the structure shall encroach into a utility easement.
 - c. *Right-of-way and access easements.* No structure shall encroach into a right-of-way or private access easement.
 - d. *Use restrictions.* The structure shall only be utilized for storage and shall not be used for operation of mechanical equipment.
2. *Through lots.* On a through lot which meets the width, depth and area requirements for a lot in that zoning district, if one front yard is determined to be a rear yard pursuant to the dimensional regulations, and lot characteristics section (currently section 16.60.010) and has a solid, not less than five-foot high, decorative wall or fence, the exempt accessory storage structure shall be setback at least ten feet from that property line.
3. *Design standards for accessory storage and gardening structures.*
 - a. An accessory storage and gardening structure 100 square feet or less and less than ten feet in height is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure. See allowable encroachment and setback section.
 - b. An accessory storage and gardening structure located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.
 - c. All other accessory storage structures shall comply with the design and setback requirements of the zoning district.
4. *Code compliance.* All accessory structures shall comply with the Florida Building Code and St. Petersburg Fire Code (e.g. building separation and egress), including the requirement to install a backflow preventor when adding irrigation connected to the potable water system.
5. a. A carport for a single family residential use is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure if it is: open on three sides, located within the rear one-third of the property, located behind the principal structure, meets the side yard setbacks for the principal structure (if on the streetside it must be hidden by another structure from view from the street), not greater than 440 square feet in area, not greater than 12 feet in height at the beginning of the roofline, and not greater than 15 feet in height at the peak of the roof.
 - b. All other carports shall utilize the architectural style and construction materials of the existing principal structure.

16.50.020.4.2. Ancillary equipment.

- A. For the purposes of this section, "ancillary equipment" means:
 1. Standard equipment such as air conditioning compressors, central heating equipment, swimming pool and spa pumps and filters, lawn irrigation pumps, propane tanks, and similar equipment listed in the setbacks, allowable encroachments section; and
 2. Renewable energy devices and other sustainable development technologies including, but not limited to, solar photovoltaic (pv) panels, solar hot water, solar pool heaters, tankless water heaters, geothermal heat pumps, gray-water systems and rainwater harvesting devices, such as rain barrels and cisterns.
- B. *Development standards within traditional and suburban zoning districts.* Ancillary equipment in traditional and suburban zoning districts shall comply with the following:
 1. Setbacks shall comply with those listed in the Setbacks, Allowable Encroachments Section;
 2. The base of ground-mounted equipment shall not exceed one foot above ground level or, in flood zones, one foot above the minimum base design flood elevation required by City Code for flood

protection; If the base of ground-mounted equipment exceeds one foot above the ground level or base design flood elevation then it shall be located at the rear of the structure or on top of the roof.

3. Existing equipment that was lawfully installed in a nonconforming location shall be permitted to be replaced with equipment of a reasonably equivalent or lower industry rating or performance standard.
4. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, and elevated above grade shall be screened with material that is compatible with the architecture of the principal structure. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, and located at-grade shall be screened with material that is compatible with the architecture of the principal structure, landscaped or screened or a six-foot-tall decorative fence or wall, landscaped as required in the landscaping and irrigation section, except that equipment installed above the first floor.

C. *Development standards within all other districts.* In all other zoning districts, ancillary equipment shall comply with the following:

1. Where a nonresidential use abuts another nonresidential use, no setback shall be required.
2. Where a nonresidential use abuts a residential use or zoning district, ancillary equipment shall be subject to a setback equal to one-half of the setback required for the principal building.
3. All ancillary equipment shall be shielded from view from the adjacent properties and streets, excluding alleys, by a solid enclosure such as a fence or wall. Fences and walls shall be subject to the height restrictions and design standards of the zoning district. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, visible from adjacent properties and elevated above grade shall be screened with material that is compatible with the architecture of the principal structure. The sides of any new or replacement equipment facing or visible from a street, excluding alleys, and located at grade shall be screened with material that is compatible with the architecture of the principal structure, landscaped or screened or a six-foot-tall decorative fence or wall.

SECTION 16.50.180. HOME OCCUPATION

16.50.180.1. Applicability.

This section shall apply to home occupations.

A business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

- (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.
- (b) Parking related to the business activities of the home-based business complies with Section 16.40.90 and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.
- (c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (d) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(e) The business activities comply with any relevant state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

16.50.180.2. Purpose and intent.

Technological advances allow many types of business to be conducted outside of a traditional business setting. The purpose of this section is to recognize the trend toward the establishment of home-based businesses and offices and establish standards for approval of these uses.

16.50.180.3. Establishment.

Home occupation is a business which is an accessory use to a single or multifamily dwelling unit where a residence is the principal use of the property and which has obtained a business tax receipt.

16.50.180.4. Use restrictions.

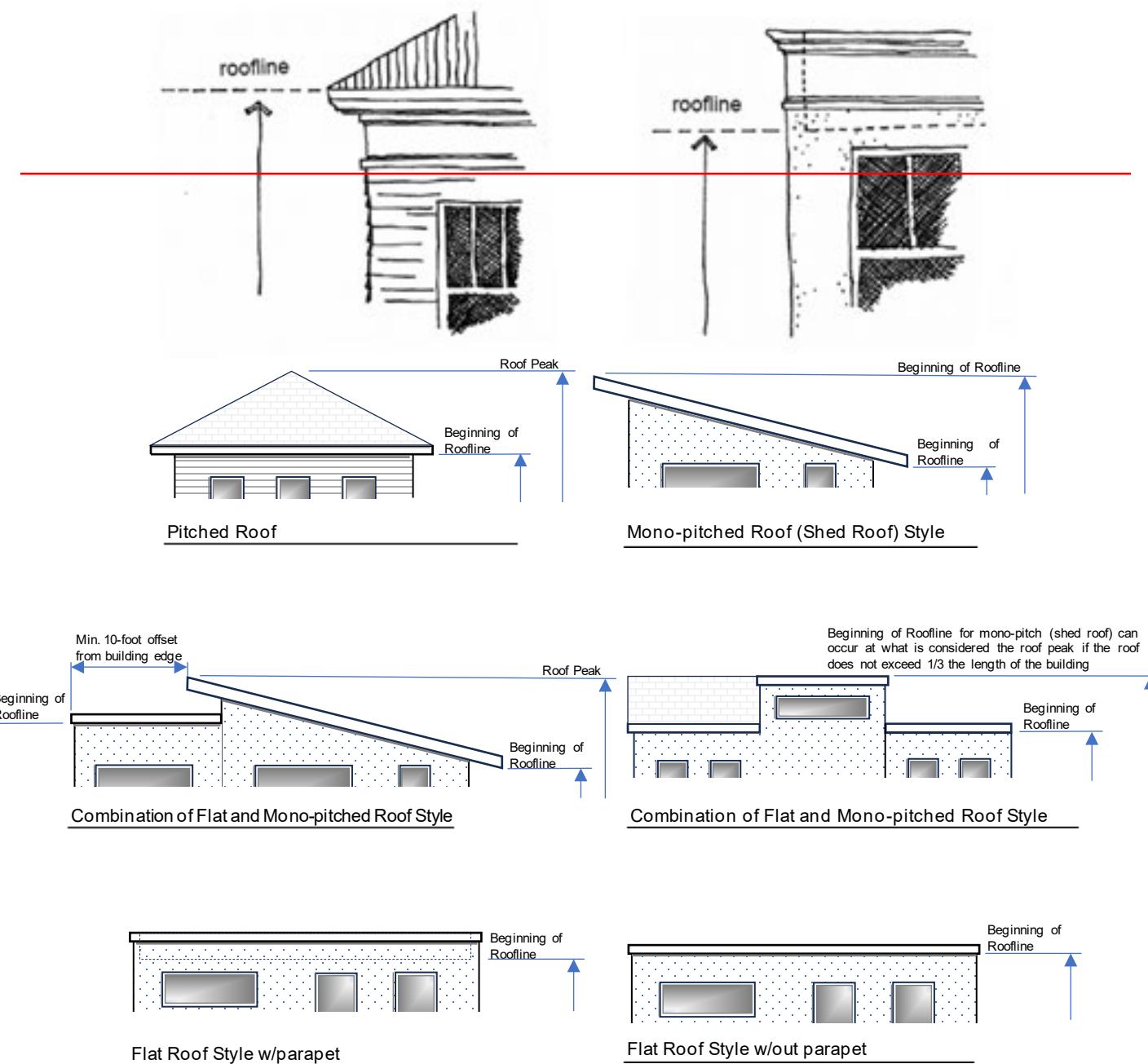
- A. Areas used for home occupations shall be contained within fully enclosed principal or accessory buildings. No outdoor areas shall be used for a home occupation. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
- B. Areas within principal structures dedicated to home occupations shall not exceed more than 50 percent of the gross floor area of the dwelling unit. This standard shall not apply to a home occupation within a detached accessory building, which may occupy the entire structure. All business activities shall comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.
- C. Home occupations shall not be permitted to occupy or prevent access to areas of buildings necessary to provide the required number of off-street parking spaces without an approved site plan for replacement of those spaces on the property. Parking related to the business activities of the home-based business shall comply with the minimum parking requirements of this Chapter and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Vehicles and trailers, including any heavy equipment, shall comply with the restrictions for the parking of domestic and commercial equipment in residential zoning districts.
- D. No customers or clients shall be allowed to come to the property except where the home occupation provides individual educational instruction (e.g., music teachers), by appointment only, unless a parking plan is approved by the POD demonstrating compliance with the minimum parking requirements.
- E. Display of merchandise visible from the street shall be prohibited.
- F. Home occupations shall not create any noise not usual to a residential district between the hours of 7:00 p.m. and 9:00 a.m. The use of power tools is prohibited between the hours of 7:00 p.m. and 9:00 a.m. Doors and windows of the principal or accessory structure shall be closed when such noise is created or power tools are in use. Home occupations shall not create any odors not usual in a residential district, nor shall they create odors that are usual in a residential district to a greater degree than is usual.

- G. ~~One Two employees that is are not a residents of the dwelling unit shall be permitted to be at the property. Employees that perform services or work off site (e.g., landscaping, painting, etc.), shall not come to the property for any reason, including but not limited to, assembling to receive work assignments, obtain supplies, deliver paperwork, collect paychecks.~~
- H. ~~Shipping, receiving, storage, processing, fabrication, manufacturing, and distribution are prohibited.~~
- I. ~~No more than one business vehicle shall be permitted to park on the property, regardless of the number of home occupations approved for the property. Vehicles shall comply with the restrictions for the parking of domestic and commercial equipment in residential zoning districts.~~
- J. ~~Food preparation uses in a detached building shall execute and record in the public records a document approved by the City Attorney which prohibits the use of the detached building as a dwelling unit and provides assurances that the stove or other cooking facilities shall be removed upon expiration of the business tax receipt. Failure to provide proof of such removal upon expiration of the business tax receipt shall be a violation of this section. Such detached building shall not be larger than 300 square feet. Toilets, tubs and shower facilities are prohibited in detached buildings.~~

SECTION 16.60.010. - DIMENSIONAL REGULATIONS AND LOT CHARACTERISTICS

16.60.010.6. Height measurement.

- A. Outside of special flood hazard areas, building height shall be measured from the mean elevation of the existing grade to the beginning of the roofline or roof peak, as determined within the individual zoning districts.
- B. Within special flood hazard areas, building height shall be measured from the required design flood elevation line to the beginning of the roofline or roof peak, as determined within the individual zoning districts.
- C. Pitched roofs shall be measured at the point farthest from the side of the building and flat roofs with decorative parapets will be measured at the lowest point of the parapet wall. [Refer to the images below that illustrate how building height is measured depending on the roof style.](#)



- D. For structures other than buildings, height shall be measured from the mean elevation of the existing grade to the highest point of the structure above the existing grade.
- E. For all properties subject to the Albert Whitted Airport overlay regulations, the building height shall be measured from the mean sea level elevation datum unless specified otherwise.
- F. Exemptions to the maximum height requirements are outlined in the height, maximum allowable and encroachments section.

SECTION 16.60.050. SETBACKS, ALLOWABLE ENCROACHMENTS

16.60.050.2. Allowable encroachments and setbacks.

Required building setbacks that are less than what is required by this section shall supersede setbacks established by this sectionchart when there is a conflict. No structure shall encroach in or over any easement where the structure would interfere with the use of the easement for its intended purpose. The encroachment for eaves shall be permitted in addition to the encroachment for a structure/improvement, unless the term "leading edge" is used. In which case, leading edge shall be interpreted to include the eave. Encroachments are not allowed in connection with zero lot line structures. Encroachments for a structure or other improvement taller than 12 inches above grade is prohibited within the view triangles of waterfront yards (see technical standards section), except that fences within the view triangle are subject to height limits established elsewhere in these regulations.

<u>Structure/Improvement</u> <u>Ancillary Equipment, refer to Section 16.50.020.4.2. (C) for development standards for zoning districts not listed in this chart</u>	<u>F=Front</u> <u>S=Side</u> <u>SS=Streetside</u> <u>SS=Street side</u> <u>R=Rear</u> <u>R=Rear</u> <u>W=Waterfront</u>	<u>Traditional Zoning Districts</u> <u>NT, NTM, CRT, CCT, IT</u> <u>zoning districts</u>	<u>Suburban Zoning Districts</u> <u>NS, NSM, NMH, NPUD, CRS, CCS, IS, P zoning districts</u>
Ancillary equipment, commercial, (see accessory structures section for additional requirements).	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 10 ft.	No closer to property line than 10 ft.
Ancillary equipment, residential, (see accessory structures section for additional requirements).	S, R	No closer to property line than 3 ft.	No closer to property line than 3 ft.
	SS	No more than 4 ft. from setback line	No more than 4 ft. from setback line
<u>Structure/Improvement</u>	<u>F=Front</u> <u>S=Side</u> <u>SS=Street side</u> <u>R=Rear</u> <u>W=Waterfront</u>	<u>NT, NTM, CRT, CCT, IT, DC, EC, IC zoning districts</u>	<u>NS, NSM, NMH, NPUD, CRS, CCS, IS, P, RC zoning districts</u>
Arbor (with a minimum of 50% open roof structure, up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
Awnings	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Balcony (open on three sides)	All	Leading edge no more than 3 ft. from setback line	Leading edge no more than 3 ft. from setback line
Barbeque, <u>grill or kitchen</u> , outdoor (up to 10 ft. in height), <u>This includes permanently installed equipment, fixtures, sinks, cabinets and counters.</u>	S, R	<u>To property line</u> <u>No closer to property line than 5 ft.</u>	<u>To property line</u> <u>No closer to property line than 5 ft.</u>
	SS, W	No more than 5 ft. from setback line	No more than 5 ft. from setback line

Bay window (without a footer), <u>elevated a minimum of 12-inches above the finished floor of the main floor.</u>	All	No more than 3 ft. from setback line	No more than 3 ft. from setback line
Canopy, <u>commercial</u> vehicular use (drive-through, freestanding, or attached)	F, SS	No encroachment permitted	Leading edge no closer to property line than 10 ft.
Carports, commercial <u>use</u> (open all sides)	F	Leading edge no closer to property line than 10 ft.	Leading edge no closer to property line than 10 ft.
	S, SS, R	Leading edge no closer to property line than 5 ft.	Leading edge no closer to property line than 5 ft.
Carports, residential <u>use</u> (open on a minimum of two sides)	F, SS	No encroachment permitted	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.	Leading edge no closer to property line than 3 ft.
Chimney	All	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.
Decks, patios, porches and screen enclosures:			
Decks and patios, uncovered (up to 12 inches above existing grade or the top of an existing seawall) <u>(open on a minimum of three sides, excluding support columns)</u>	S, R	To property line	To property line
	SS	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)
Decks and patios, uncovered (more than 12 inches and less than 30 inches above existing grade or the top of an existing seawall) <u>(open on a minimum of three sides, excluding support columns)</u>	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 8 ft.	No closer to property line than 8 ft.
	W	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than eight ft. (Note: Federal and state regulations may be more restrictive.)
Patios, covered <u>(or shade sails in lieu of solid roof)</u> Pergola, <u>maximum 50% covered</u> , (no more than 12 inches above existing grade or the top of an existing seawall) <u>(open on a minimum of three sides, excluding support columns)</u>	SS, R	No closer to property line than <u>7.5</u> ft.	No closer to property line than 7.5 ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Porch, open (less than 30 inches above existing grade or the top of an existing seawall) <u>(open on a</u>	F, SS	Leading edge no more than 5 ft. from setback line	Leading edge no more than 5 ft. from setback line

<u>minimum of three sides, excluding support columns</u>	R	No encroachment permitted	Leading edge no more than 10 ft. from setback line
	W	Leading edge no more than 5 ft. from setback line	No encroachment permitted
Screen enclosure, patio (solid roof) <u>(no more than 12 inches above existing grade or the top of an existing seawall) (open on a minimum of three sides, excluding support columns)</u>	S, SS, R	No closer to property line than <u>7.5</u> 5 ft.	No closer to property line than 7.5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Screen enclosure (screen roof) <u>(no more than 12 inches above existing grade or the top of an existing seawall) (open on a minimum of three sides, excluding support structure)</u>	S, SS, R	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Dumpster enclosure	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Eaves	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Fences	All	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Flag poles (up to 35 ft. in height)	All	To property line or seawall	To property line or seawall
Flags, wall-mounted	All	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.
Garages, residential front-loading	F	No encroachment permitted	No more than 5 ft. from setback line
	S	No encroachment permitted	No more than 2 ft. from setback line
	SS	No encroachment permitted	No more than 3 ft. from setback line
Garages, residential side-loading or facing an alley	F	No encroachment permitted	No more than eight ft. from setback line
	S	No more than 2 ft. from setback line	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line	No more than 5 ft. from setback line
	R	<u>No encroachment permitted</u>	<u>10 ft., or 22 ft. including the width of the alley, whichever is less.</u>
Gardening Hoop House, Cold Frame, Greenhouse, Vertical vegetable structure, raised garden bed (only one may encroach into the setback. The maximum size is	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.

limited to 100 s.f. in area and 10 ft. in height)			
Lawn ornaments (including fountains and other yard ornaments)	F, S, SS, R, W	No closer to property line or seawall than 3 ft.	No closer to property line or seawall than 3 ft.
Lighting, landscape (up to 3 ft. in height)	All	To property line or seawall	To property line or seawall
Lighting, site	All	To property line or seawall	To property line or seawall
Mailboxes (if permitted by the Code)	F, SS	To property line	To property line
Play equipment, residential (up to eight ft. in height)	S, SS, R, W	To property line or seawall	To property line or seawall
Play equipment, residential (more than eight ft. in height)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Pool, above ground <u>(greater than 12 inches above existing grade)</u>	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 8 ft.	No closer to property line or seawall than 8 ft.
Pool, in-ground <u>(up to 12 inches above existing grade)</u> pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs.)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Ramp for citizens with impairments	All	To property line or seawall	To property line or seawall
Retaining (return) wall	F, S, SS, R	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall
	W	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)
Shed (only one <u>pre-constructed</u> shed may encroach into the setback. The maximum size is limited to 100 <u>sq. ft.</u> in area and 10 ft. in height)	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and no part of the shed shall be located in front of the front façade line of the principal structure	No encroachment allowed, except as noted in the use-specific development standards for accessory structures
	R	<u>Anywhere within rear 20 ft. of lot</u> <u>To property line</u>	<u>Anywhere within rear 20 ft. of lot</u> <u>To property line</u>

	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot not allowed	No more than 5 ft. from setback line, within the rear 20 ft. of lot NS-1 only see district regulations
	S	No closer to property line than 3 ft., except in the rear yard within the rear 20 ft. of lot to property line	No closer to property line than 3 ft., except in the rear yard within the rear 20 ft. of lot to property line
	W	No encroachment allowed	No encroachment allowed
Sidewalks (up to 6 ft. in width)	All	To property line or seawall	To property line or seawall
Spa	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Steps, stairs (steps, stairs shall not exceed 3 ft. in height above grade.)	F, R, W	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.
	S, SS	No more than 4 ft. from setback line but no closer to property line than 4 ft.	No more than 4 ft. from setback line but no closer to property line than 4 ft.
Stoop (up to 3 ft. by 6 ft. in area)	All	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.
Walls	F, S, SS, R, W	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
<u>Wooden platform for energy meter in a flood zone</u>	S	<u>No closer to property line than 3 ft. for platforms up to 4 ft. above grade, or no closer to property line than 3.5 ft. for platforms up to 5 ft. above grade</u>	<u>No closer to property line than 3 ft. for platforms up to 4 ft. above grade, or no closer to property line than 3.5 ft. for platforms up to 5 ft. above grade</u>

16.70.010.5. Rehearing.

An applicant, appellant or registered opponent following a quasi-judicial decision of the City Council or a quasi-judicial decision of a commission that is not appealable to the City Council may request a rehearing.

- A. The City Council or commission shall not rehear an application unless:
 - 1. There has been faulty notification to the applicant, appellant or registered opponent.
 - 2. New evidence is discovered by the applicant, appellant or registered opponent after the hearing which would likely change the result if a new hearing is granted and which could not have been discovered before the hearing by due diligence; or
 - 3. There is a substantial change of circumstance.

B. If either of these conditions is alleged to exist, then a request for rehearing may be made by the original applicant, appellant, registered opponent or the City staff within ten days of the original decision by filing a written request for rehearing with the POD.

1. If a request for rehearing is based on newly discovered evidence, documents supporting that evidence shall be served with the application.
2. A request for rehearing shall be heard at the next regularly scheduled meeting following the receipt of the request and, based upon the information before it, City Council or the Commission shall issue an order denying or granting a rehearing.
3. If a request for rehearing is granted, the application shall be scheduled for a public hearing after the required fee, if any, has been paid and notification has been made as required for the first hearing by the person requesting the rehearing.
4. If a request for rehearing is timely filed, such filing tolls the time in which to seek judicial review of the decision until an order is rendered denying the request for rehearing. If a request for a rehearing is granted, the time in which to seek judicial review shall begin when an order is entered at the rehearing on the application.

16.70.030.1.2. - Dock permit.

E. Side setback-waivers. The POD shall have the power to grant waivers to the side setback requirements. The applicant shall send a notice of intent to file a dock permit application with a plan clearly depicting the dock and lift improvements with detailed measurements to the projected ed property line to all owners of platted water lots and contiguous platted upland lots within 200 feet measured along the side of the waterway where the side setback waiver is requested by regular mail (with certificate of mailing provided to the POD) 30 days prior to filing of such application. The applicant shall also provide a notarized letter of support from the owner of the abutting lot on the side where a side setback waiver is being requested. If no objections are received by the POD, the POD may administratively approve the request. Requests for variances shall be reviewed by the commission designated in the Decisions and Appeals Table.

16.70.070.1.3. Sidewalk Payment in Lieu.

A. Applicability. Any person requesting a sidewalk payment in lieu shall apply to the POD.

B. Application. An application for a sidewalk payment in lieu shall include the following information in addition to the information that the POD may generally require for a planning and zoning decision application:

1. A site plan of the subject property. The number of copies required shall be established by the POD:
 - a. All site plans shall include information required by the POD.
 - (1) Location of existing trees, utilities and other above ground facilities in the area where the sidewalk is generally to be installed.
 - (2) Spot elevations in the area where the sidewalk is generally to be installed may be required by the POD.
 2. A written description of the existing site conditions and circumstances which make it difficult to install a sidewalk.

C. Procedure.

 1. Administrative approval. Where unique conditions to the site or surrounding conditions preclude strict compliance with the land development regulations, the POD may approve a payment in lieu of installing a sidewalk.

D. Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision shall comply with the following factors:

 1. Where on the basis of unique site conditions or specific alignment criteria for sidewalks within rights-of-way in relation to unique conditions such as topography or unusually large trees.

E. Appeals. A decision of the POD granting, granting with conditions or denying the payment in lieu may be appealed to the commission designated in the Decisions and Appeals Table.

16.70.015. DECISIONS AND APPEALS TABLE

The following table summarizes decisions and appeals routes regarding many zoning permits, planning and zoning decisions, subdivision decisions, historic preservation, and supplemental procedures. Refer to the City Code section listed for a detailed description of the procedure. The text of the relevant City Code section shall be determinative of the procedure required. Not all decision and appeal rights are outlined herein.

Decisions and Appeals				
Process Type	City Code Section	POD Decision	Commission Decision	City Council Decision
Zoning Permits, Generally (Section 16.70.030.)				
Adult Use Permits, Appeals and Variances	16.70.030.1.1.	Advisory to City Council	not applicable	Final
Dock Permits	16.70.030.1.2.	Final (appealable to DRC)	DRC (Final)	not applicable
Dock Permit Appeals and Variances	16.70.030.1.2.	Advisory to DRC	DRC (Final)	not applicable
Dog Dining Permits	16.70.030.1.3.	Final (appealable to DRC)	DRC (Final)	not applicable
Landscape Permits	16.70.030.1.4.	Final (appealable to DRC)	DRC (Final)	not applicable
Pushcart Vending Permits	16.70.030.1.5.	Final (appealable to DRC)	DRC (Final)	not applicable
Roadside Vending Market Permits	16.70.030.1.6.	Final (appealable to DRC)	DRC (Final)	not applicable
Sidewalk Café Permits	16.70.030.1.7.	Final (appealable to DRC)	DRC (Final)	not applicable
Sidewalk Retail Display Permits	16.70.030.1.8.	Final (appealable to DRC)	DRC (Final)	not applicable
Sign Permits	16.70.030.1.9.	Final (appealable to DRC)	DRC (Final)	not applicable
Temporary Parking Lot Permits	16.70.030.1.10.	Final (appealable to DRC)	DRC (Final)	not applicable

Temporary Use Permits	16.70.030.1.11.	Final (appealable to DRC)	DRC (Final)	not applicable
Tree Removal Permits	16.70.030.1.12.	Final (appealable to DRC)	DRC (Final)	not applicable
Community Garden Permit	16.70.030.1.13.	Final (appealable to DRC)	DRC (Final)	not applicable
<u>Sidewalk Payment in Lieu</u>	<u>16.70.070.1.3.</u>	<u>Final (appealable to DRC)</u>	<u>DRC (Final)</u>	<u>not applicable</u>

- 1) Any DRC decision may be part of an appeal to the City Council as an accessory issue associated with a principal application (site plan review or special exception), where the principal application is appealable to the City Council.
- 2) Any final decision of the City may be subject to judicial review in the manner provided by law.

16.90.020.3. Definitions.

Architectural detail means the architectural features, patterns, or ornamentation that provide visual interest at a pedestrian scale, including pedestrian-scale lighting, medallions, columns, kickplates, tilework, planters, ~~or~~ balconies, trim, molding, brackets, quoins, columns, chimney, louver-attic vent, shutters and niche. Changes in material or changes in the plane of the building facade. Other architectural details or features maybe permitted if they are consistent with the architectural style. Any detail or feature shall be carried throughout the exterior of the building.

Bay window means a window or windows projection from the exterior wall of a building creating a bay with a minimum of 50-percent glazing of the surface area.

Chimney means an architectural feature connected to a fireplace with a flue that extends above the roof line.

Patio, Covered means a patio or deck that is covered by a solid roof.

Pergola means a perforated roof structure consisting of cross beams and support columns with a minimum of 50% open to the sky.

Screen Room, screen roof means a structure with the walls and roof consisting of screens or similar material.

Screen Room, solid roof means a structure that consists of a solid roof with screened in walls.

Shade sail means a fabric or similar material that is stretched between several anchor points.

Sunroom means a glassed enclosed room, which may have a glass roof.

Residential LDR Updates - Stakeholder Meeting

May 15, 2024

Four members of the public were in attendance, including representatives from the Euclid St. Paul Neighborhood Association and the Greater Grovemont Neighborhood Association, as well as a resident of the North Kenwood area. Following the presentation, comments included:

FAR Bonuses:

- Attendees indicated they are supportive of existing larger shade trees that will be preserved on site qualifying for FAR Bonus M for planting larger shade trees.

Artificial Turf:

- One attendee specified their support for increasing installation of artificial turf, reasoning included allergies, less maintenance, reduced insects in yard, and aesthetics.
- Other attendees mentioned difficulty maintaining traditional turfgrass within their yards but did not directly indicate their stance on existing artificial turf regulations.

Bay Windows:

- There weren't any substantive comments received from attendees for bay windows.

Trees:

- Attendees were generally in support of taking extra measures to protect established trees through FAR bonus structure included incentivizing the protection of trees.

Sidewalks - Payment in lieu:

- Lack of connectivity in sidewalks was discussed in reference to specific neighborhood areas, interest in payment in lieu option that would fund a sidewalk master plan to meet specific needs elsewhere was evident.

Fencing:

- Attendees generally supported restrictions on "non-traditional" materials being used for perimeter fences.
- The representatives from Euclid St. Paul indicated they did not support the existing regulations that permit 6-foot-tall fences in the front yards of properties located along major streets. Two attendees stated their support for this existing section of the code.
- An attendee indicated that they would like to see uniformity of fence materials along the front of a block face when the fences are 6-feet tall.

Residential LDR updates – Stakeholder Meeting

June 26, 2024

Several attendees identified as members of the development/architectural community. Residents and community association members of North Kenwood, Historic Kenwood, Historic Old Northeast and Palmetto Park were also present. One attendee stated an affiliation with St. Pete Rising and Preserve the ‘Burg.

FAR Bonuses:

- In depth conversation was made regarding FAR in Local historic districts and surrounding non-designated neighborhood; comments were made indicating that a reduced FAR overall in these neighborhoods are favorable to some. (Historic Kenwood)
- Interest in further restricting FAR in Local and National historic districts was stated. One suggestion provided involved homes within historic districts being permitted FAR bonus for additions only and restricting FAR if choosing to demolish a historic resource.
- A recommendation was made to add an FAR Bonus for increased elevation of the foundation wall when a foundation wall with a height of 36-inches or more is provided.
- Change to FAR Bonus E was recommended that the height be measured from the top of the foundation to allow for taller foundation walls consistent with traditional architectural styles which feature foundation walls typically 18-inches or more in height.

Artificial Turf:

- Brief conversation regarding artificial turf being considered an impervious surface material following questions made by an attendee.
- Several members of the public in attendance were unaware of the level of maintenance associated with artificial turf that allows for any ongoing water filtration and the impacts resulting from a lack of maintenance.

Bay Windows:

- In response to one comment made by an attendee suggesting removal of the bay window allowable encroachment, another attendee reinforced the use of bay windows as being historically accurate and favorable in creating side articulation.

Fencing:

- Generally, opinions indicated that sheet metal panels used for fencing were unfavorable aesthetically and raised safety concerns in relation to instances of high winds.

Sidewalks – Payment in Lieu:

- No substantive comments were made for this topic.

Domestic Equipment Parking:

- Attendees of the meeting expressed concerns regarding properties being able to park equipment within front yards indefinitely. Specifically referencing the visual impact made to the residential character of neighborhood streets.
- Additional comments expressed concerns about the ability to park utility trailers within front yards may lead to excess material or equipment to accumulate nearby as a result.

Residential LDR Updates – DRC Workshop

October 3, 2024

Five members of the commission were present during the workshop including Commissioners Reed, Stowe, Clemmons, Vatleot, and Reali. Topics discussed included the following:

FAR Bonuses:

- Commissioner Clemmons expressed concern regarding the basis of Far Bonus E, suggesting that reduction of building heights compresses structures resulting in decreased desirability from an interior perspective. Drawing reference to taller ceiling heights being more desirable in the current housing market.
- Commissioner Clemmons discussed his general opposition towards increasing the articulation of the exterior facades of houses due to increased complexity and cost.
- Commissioner Clemmons discussed interest in seeing incentives for utilizing higher quality building material such as wood framed windows.
- Commissioner Vatleot suggested an arborist report to be utilized for confirmation that an existing specimen tree is able to be preserved on the site prior to obtaining FAR bonus to ensure construction of the house will not jeopardize the health of the tree.

Bay Windows:

- Several members of the commission discussed the proposed definition for bay windows, suggesting preference to dimensional regulations over a minimum requirement for glass.
- Commissioner Clemmons expressed concern that a minimum of 50% glass coverage for bay windows was too high.

Sidewalk payment in lieu:

- Commissioner Reali questioned potential conflicts with the comprehensive plan.
- Commissioner Reali and Stowe provided comments that indicated support of preserving the existing sidewalk requirements.
- All members of the commission suggested they would like to see the proposed cost/payment structure before providing support.

Fencing:

- Generally, the Commission supported restrictions to untraditional fencing materials.
- Support was expressed by some members of the Commission to amend allowances for parcels exceeding 150' of street frontage to allow 4' solid fence or wall with the additional 2' required to be opaque.

From: Rob Wertz <rrwertzjr@gmail.com>
Sent: Tuesday, April 1, 2025 8:34 AM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Cc: Robin Reed <rlreed@tampabay.rr.com>; John Barie <jpbarie.architect@gmail.com>; Joe Reed <jdreed@tampabay.rr.com>; Doug Gillespie <dgillespie602@gmail.com>; Mike R Dailey <mrdaley@me.com>
Subject: Re: LDR Revision - Summary of Historic Old Northeast Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Corey and welcome back,

In advance of both our upcoming meeting on Friday, and this week's DRC, our neighborhood Planning and Preservation Committee offers this review of the proposed Bonus System changes.

Thank you, RRWJ

Rob Wertz, Co-chair HONNA Planning & Preservation Committee

John Barie

Mike Dailey

Doug Gillespie

Joe Reed

Robin Reed

Historic Old Northeast Review of Ordinance Regulations

The LDR Bonus Overarching Concern: While the LDR bonus system has been used, and bonuses utilized to add desirable traits, it remains unclear whether those awards have substantially contributed to compatibility of newly-built structures within traditional neighborhoods.

The LDR Bonus Point system was originally conceived as a method to ensure compatibility with the surrounding neighborhoods in NT zoning categories. The key concern then, and now, remains the mass, height and overall scale of new structures. While some projects have utilized bonus points to address mass and facade impression, the scale of most new structures remains out of proportion with their surroundings.

The revisions on offer here add desirable bonuses, but offer little to incentivize the bonuses which curtail oversize, overscale and minimally detailed structures. The large number of possible bonuses, coupled with the limited spread between base FAR and maximum achievable FAR for a two-story structure, will lead many developers away from the mass, height and style bonuses, since they can achieve the same FAR expansion using other factors and therefore never address neighborhood compatibility in their quest to build larger.

RECOMMENDATIONS:

- Begin with base FAR at 0.30 to encourage greater use of bonuses that address mass and scale.
- Create a hierarchy of bonuses in the system.
- Reduce the individual bonus scores; increase those that address key issues such as height.
- Consider moving scale considerations for building height into the required regulations rather than offering bonus points for lowering height.

- HONNA Planning & Preservation Committee

On Mar 13, 2025, at 10:54 AM, Rob Wertz <rrwertzjr@gmail.com> wrote:

Hello Corey,

Members of HONNA's planning and preservation committee have met over the last several months and have been monitoring the LDR revision process underway. In reviewing the most recent proposal coming before commission, we realized that meeting in person with you will help to clarify our concerns, perhaps alleviate some, and most importantly allow you to see the scope of the issues with LDR from an NT neighborhood's perspective. We would also describe our thinking on bonus points proposed, the FAR calculation process, and whether the current scheme can effectively be applied throughout an NT zoning category.

Would you be willing to meet with a small number (approximately 5-6) members of the group? We understand your limited time schedule and would appreciate the opportunity.

Thanks, Rob Wertz
Co-Chair, Preservation & Planning Committee
Historic Old Northeast Neighborhood Association
rrwertzjr@gmail.com

From: [John Tyler](#)
To: [Corey D. Malyska](#)
Subject: Fwd: Proposed land development regulations
Date: Wednesday, April 2, 2025 11:58:39 AM

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Sent from my iPhone

Begin forwarded message:

From: John Tyler <johnanthonytyler@gmail.com>
Date: April 2, 2025 at 11:48:29 AM EDT
To: corey.malyska@st.pete.org
Subject: Proposed land developmetn regulations

Dear Corey Malyska,

Please accept this public comment regarding the city's LDR amendments. My general view is that many of these regulations are overly nitpicky and add unnecessary expense to housing costs -- an unwise policy during a housing affordability crisis.

Please consider removing unnecessary regulations, including:

- 16.20.010.11 - Add language requiring that the front porch shall include at least two risers leading up to the porch.
- 16.20.010.11 - Require single bay doors (one or two bays) on all garages facing a primary and streetside yard.
- 16.20.020.12 - Amend text to only allow attached garages to encroach in front of the front façade line of the principal structure.

Additionally, please consider removing regulations that require ADUs to have the same roofline, siding material, and color of the main structure.

In light of the ongoing housing affordability crisis in St Pete, we should be doing everything we can to make home construction easier, not more difficult.

Indeed, I would like to see an initiative to aggressively begin stripping the codes of regulations that are not narrowly tailored to health and safety. The goal of such simplification would be to make the code more approachable to the layperson, and to lower the costs and time of building more in the city.

I can relate my own experience of my girlfriend and I going to the city multiple times, and receiving conflicting information about a host of details on a 200 sq ft shed, which revealed the staff is as confused by the needless complexity of the

code as much as the layperson. We wanted our shed much closer to our opaque fence, but they told us that the code requires 8 foot gaps from this fence. Btw, our opaque fence is already set at 14 feet from the road (we measured). I asked for a reason for this rule. I pointed out no sewers are there, and no sidewalks would ever be constructed there. Even with an 8-foot gap you could not fit a fire truck in there, so why not allow it to be closer to the fence? The real kicker was when they admitted that if we had a pool, this would be considered a "hardship" and we could place it closer to the fence, essentially an admission that none of this has to do with health and safety, and rich people who can afford inground pools get the privilege of putting their shed wherever they please. Today we have these weird back and side 8-foot gaps too small to plant an oak tree. Too small to use to entertain guests. Too little light can enter to grow a garden. It is just this weird wasted gap of a few weeds and a wheelbarrow based on a rule no one can explain with a compelling health and safety reason. Anyway, you can begin by ending this rule on shed placement. Oh, and to change the placement, we were told we have to go through this variance process. What person who is not a rich retiree that dwells in Old Northeast has the time and money to engage in that process that could have taken months and hundreds of more dollars?

For the record, there was one person in this process that I did respect and appreciate. It was the gentleman who came to make sure our roof was of the proper design to not blow away in a hurricane. That rule makes sense because it is narrowly tailored for the compelling state interest of health and safety. It felt like there is some science behind that rule and not someone's arbitrary aesthetic preferences.

Thank you,
John Tyler
(727) 744-9902
3701 13th Avenue North, St. Petersburg, FL 33713

From: [Max McCann](#)
To: [Corey D. Malyszka](#)
Cc: [Scot K. Bolyard](#)
Subject: LDR Amendments
Date: Wednesday, April 2, 2025 11:16:01 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

Please accept this public comment regarding the city's LDR amendments. My general view is that many of these regulations are overly nitpicky and add unnecessary expense to housing costs -- an unwise policy during a housing affordability crisis.

Please consider removing unnecessary regulations, including:

- 16.20.010.11 - Add language requiring that the front porch shall include at least two risers leading up to the porch.
- 16.20.010.11 - Require single bay doors (one or two bays) on all garages facing a primary and streetside yard.
- 16.20.020.12 - Amend text to only allow attached garages to encroach in front of the front façade line of the principal structure.

Additionally, please consider removing regulations that require ADUs to have the same roofline, siding material, and color of the main structure.

In light of the ongoing housing affordability crisis in St Pete, we should be doing everything we can to make home construction easier, not more difficult.

Thank you,
--Max McCann
(773) 354-5331
2648 3rd Ave S, St Petersburg, FL 33712

From: [Christine McCann](#)
To: [Corey D. Malyszka](#)
Subject: Public comment for LDR Amendments today
Date: Wednesday, April 2, 2025 11:50:34 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Corey,

I have a public comment regarding the city's LDR amendments.

These regulations add unnecessary expense to housing costs, which is ridiculous when we have a housing affordability crisis!

Please consider removing unnecessary regulations, including:

- 16.20.010.11 - Add language requiring that the front porch shall include at least two risers leading up to the porch.
- 16.20.010.11 - Require single bay doors (one or two bays) on all garages facing a primary and streetside yard.
- 16.20.020.12 - Amend text to only allow attached garages to encroach in front of the front façade line of the principal structure.

Please consider removing current regulations that require ADUs to have the same roofline, siding material, and color of the main structure. My neighbor had to accommodate a roofline on her ADU that makes it stand out as garish in our neighborhood now because of this rule. It also caused roofing material to slide off the roof because of its required steepness and would have killed someone on the sidewalk!

In light of the ongoing housing affordability crisis in St Pete, we should be doing everything we can to make home construction easier, not more difficult. Especially with regards to aesthetic issues. It should be about safety and resilience only.

Thank you,
Christine McCann
(773) 354-5331
2648 3rd Ave S, St Petersburg, FL 33712

Sent from my iPhone

From: [Neil Cammardella](#)
To: [Corey D. Malyszka](#)
Subject: Unnecessary Rules Raise Costs
Date: Wednesday, April 2, 2025 11:34:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

I'm writing in regards to the zoning amendments being proposed at today's hearing. I strongly advocate for removing all regulations that do not directly address safety.

We should be focusing on storm resilience and affordability. I urge you, and all the city staff, to have the courage to say no to those that believe that our city government should be used to enforce subjective aesthetic standards at the expense of affordability.

Thank you,
Neil Cammardella

The following page(s) contain the backup material for Agenda Item: Community Development Block Grant Coronavirus - 19/20 Program Year Action Plan Amendment
Please scroll down to view the backup material.



J-2

ST. PETERSBURG City Council

(Non-Consent Agenda Item)
Meeting of July 10, 2025

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

SUBJECT: A resolution approving a substantial amendment (“Amendment”) to the FY 2019/20 Annual Action Plan (“Plan”) to award current undesignated Community Development Block Grant Coronavirus (“CDBG-CV”) project (81611-17767) in the amount of \$3,050.48, to award current undesignated Community Development Block Grant Coronavirus (“CDBG-CV3”) project (81710-18353) funds in the amount of \$108,154.94 and from the Community Development Block Grant Coronavirus (“CDBG-CV3”) Administrative project (81710-18279-01) in the amount of \$17,812.58 for Catholic Charities, Diocese of St. Petersburg to be able to construct new fencing, landscaping, storage sheds, electrical work, and a lift station at Pinellas HOPE, CDBG-CV Subrecipients 19/20 – Catholic Charities project (17767-09) and CDBG-CV3 Subrecipients 19/20 – Catholic Charities project (18353-14); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

EXPLANATION: Under the Coronavirus Aid Relief and Economic Security Act (CARES Act) of March 2020 (Public Law 116-136), \$5 billion in Community Development Block Grant Coronavirus (“CDBG-CV”) funds were made available to the U.S. Department of Housing and Urban Development (“HUD”), of which HUD immediately allocated \$2 billion to entitlement recipients based on the FY 2020 CDBG formula. On April 2, 2020, the City of St. Petersburg (“City”) was awarded \$1,100,945 in CDBG-CV grant funding and, on May 21, 2020, City Council by Resolution 2020-197 authorized the Mayor to accept the grant, approved a supplemental appropriation in the amount of \$1,100,945, and endorsed a substantial amendment to add eligible projects to the approved FY 2019/20 Annual Action Plan.

On September 11, 2020, HUD notified the City of an additional award of \$1,594,534 (“CDBG-CV3”) derived from the \$2 billion in remaining CDBG-CV funding and, on April 15, 2021, City Council by Resolution 2021-176 authorized the Mayor to accept the grant, approved a supplemental appropriation in the amount of \$1,594,534, and endorsed a substantial amendment to add projects to the approved FY 2019/20 Annual Action Plan.

All CDBG-CV and CV3 grant funding received was previously awarded to subrecipients or designated for grant administration. The CARES Act requires all funding to be fully expended by September 30, 2026.

On October 18, 2022, Catholic Charities applied for funding to construct bathroom/shower facilities at the agency’s Pinellas HOPE location to support the increase in the homeless population due to the pandemic while maintaining social distancing. On December 1, 2022, the City Council by Resolution Number 2022-596, approved funding in the amount of \$425,000 for this project.

In August 2023, Catholic Charities secured the services of an architect to prepare the plans and specifications and has bid the project to construction contractors. The bids received came in higher than funding available, resulting in a request from Catholic Charities for additional funding, in the amount of \$425,000, for a new total combined funding of \$850,000. On February 1, 2024, the City Council by Resolution Number 2024-54, approved funding in the amount of \$425,000 for this project.

In January 2025, the general contractor determined that additional site work and a lift station were necessary to fully rehabilitate Pinellas HOPE. Catholic Charities requested an additional \$129,018, bringing the total combined project funding to \$979,018.

This funding will be made available after (i) reallocating unused administrative dollars from the CDBG-CV3 Admin 19/20 project in the amount of \$17,812.58, (ii) awarding currently undesignated dollars in the amount of \$3,050.48 (CDBG-CV) and (iii) awarding currently undesignated dollars in the amount of \$108,154.94 (CDBG-CV3) resulting in a total of \$129,018.00 additional funds to the project.

In order to meet the expenditure deadline and assist with the expansion of the facility, City Administration believes that awarding additional funding to Catholic Charities will be in the best interest of the clients whom they serve while assisting the City to expend the CDBG-CV and CDBG-CV3 funding.

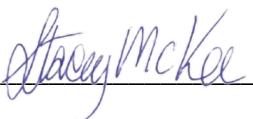
A public notice was published on June 4, 2025, in the Tampa Bay Times to notify the public of the proposed Amendment and of a public hearing to be held on July 10, 2025, which complies with the Citizen Participation requirements of the Consolidated Plan.

RECOMMENDATION:

A resolution approving a substantial amendment (“Amendment”) to the FY 2019/20 Annual Action Plan (“Plan”) to award current undesignated Community Development Block Grant Coronavirus (“CDBG-CV”) project (81611-17767) in the amount of \$3,050.48, to award current undesignated Community Development Block Grant Coronavirus (“CDBG-CV3”) project (81710-18353) funds in the amount of \$108,154.94 and from the Community Development Block Grant Coronavirus (“CDBG-CV3”) Administrative project (81710-18279-01) in the amount of \$17,812.58 for Catholic Charities, Diocese of St. Petersburg to be able to complete additional site work and a lift station at Pinellas HOPE, CDBG-CV Subrecipients 19/20 – Catholic Charities project (17767-09) and CDBG-CV3 Subrecipients 19/20 – Catholic Charities project (18353-14); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION:

Funds have been previously appropriated in the Community Development Block Grant Fund (1111), Housing and Community Development Department, Administration Division (082-1089).

ATTACHMENTS: Resolution**APPROVALS:**Administration: Budget: 

RESOLUTION NO. 2025 - _____

A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2019/20 ANNUAL ACTION PLAN TO AWARD CURRENT UNDESIGNATED COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS ("CDBG-CV") PROJECT (81611-17767) FUNDS IN THE AMOUNT OF \$3,050.48, TO AWARD CURRENT UNDESIGNATED COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS ("CDBG-CV3") PROJECT (81710-1853) FUNDS IN THE AMOUNT OF \$108,154.94, AND TO AWARD FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS ("CDBG-CV3") ADMINISTRATIVE PROJECT (18279-01) IN THE AMOUNT OF \$17,812.58 TO CATHOLIC CHARITIES, DIOCESE OF ST. PETERSBURG, INC. FOR CDBG-CV SUBRECIPIENTS 19/20 – CATHOLIC CHARITIES PROJECT (17767-09) AND CDBG-CV #3 SUBRECIPIENTS 19/20 – CATHOLIC CHARITIES PROJECT (18353-14); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE SUBSTANTIAL AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE SUBSTANTIAL AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the Coronavirus Aid Relief and Economic Security Act ("CARES Act") of March 2020 (Public Law 116-136), \$5 billion in Community Development Block Grant Coronavirus ("CDBG-CV") funds were made available to the U.S. Department of Housing and Urban Development ("HUD"), of which HUD immediately allocated \$2 billion to entitlement recipients based on the FY 2020 CDBG formula; and

WHEREAS, on April 2, 2020, the City of St. Petersburg, Florida ("City") was awarded \$1,100,945.00 in CDBG-CV grant funding and, on May 21, 2020, City Council by Resolution No. 2020-197 authorized the Mayor to accept the grant, approved a supplemental appropriation in the amount of \$1,100,945.00, and endorsed a substantial amendment to add eligible projects to the approved FY 2019/20 Annual Action Plan ("Plan"); and

WHEREAS, on September 11, 2020, HUD notified the City of an additional award of \$1,594,534.00 ("CDBG-CV3") derived from the \$2 billion in remaining CDBG-CV funding and, on April 15, 2021, City Council by Resolution No. 2021-176 authorized the Mayor to accept the

grant, approved a supplemental appropriation in the amount of \$1,594,534.00, and endorsed a substantial amendment to add projects to the Plan; and

WHEREAS, all CDBG-CV and CV3 grant funding received was previously awarded to subrecipients or designated for grant administration; and

WHEREAS, the CARES Act requires all funding to be fully expended by September 30, 2026; and

WHEREAS, on October 18, 2022, Catholic Charities, Diocese of St. Petersburg, Inc., a Florida not for profit corporation (“Catholic Charities”), applied for funding to construct bathroom/shower facilities at Catholic Charities’ Pinellas HOPE location located at 5726 126th Avenue North, Clearwater, Florida (“Facility”), to support the increase in the homeless population due to the pandemic while maintaining social distancing (“Project”); and

WHEREAS, on December 1, 2022, City Council by Resolution No. 2022-596, approved funding in the amount of \$425,000.00 for the Project; and

WHEREAS, due to contractor bids for the Project coming in much higher than the funds approved by Resolution No. 2022-596, on February 1, 2024, City Council by Resolution No. 2024-54 approved an additional amount of \$425,000.00 in funding for the Project; and

WHEREAS, due to contractor determination that additional site work and a lift station are needed for the Facility, Catholic Charities has requested that the City provide additional funding in the amount of \$129,018.00 for the Project, for total combined City funding for the Project of \$979,018.00, which requires a substantial amendment to the Plan (“Amendment”); and

WHEREAS, this funding will be made available after (i) reallocating unused administrative dollars from the CDBG-CV3 Admin 19/20 project (18279-01), in the amount of \$17,812.58, (ii) awarding currently undesignated dollars in the amount of \$3,050.48 (CDBG-CV) and (iii) awarding currently undesignated dollars in the amount of \$108,154.94 (CDBG-CV3) resulting in a total of \$129,018.00 additional funds to the Project; and

WHEREAS, in order to meet the expenditure deadline and assist with the expansion of the Facility, City Administration believes that the Amendment will be in the best interest Catholic Charities’ clients while assisting the City to expend the CDBG-CV and CDBG-CV3 funding, and therefore the Amendment is necessary; and

WHEREAS, a public notice was published on June 4, 2025 in the Tampa Bay Times to notify the public of the public hearing regarding the Amendment to be held on July 10, 2025, which complies with the citizen participation requirements of the Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a substantial amendment to the City’s FY 2019/20 Annual Action Plan to award current undesignated Community Development Block Grant Coronavirus (“CDBG-CV”) project (81611-17767) funds in the amount of \$3,050.48, to award current undesignated Community

Development Block Grant Coronavirus (“CDBG-CV3”) project (81710-1853) funds in the amount of \$108,154.94, and award funds from the Community Development Block Grant Coronavirus (“CDBG-CV3”) Administrative project (18279-01) in the amount of \$17,812.58 to Catholic Charities, Diocese of St. Petersburg, Inc. for CDBG-CV Subrecipients 19/20 – Catholic Charities project (17767-09) and CDBG-CV #3 Subrecipients 19/20 – Catholic Charities project (18353-14) (“Amendment”), is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of this resolution and the Amendment.

This resolution shall become effective immediately upon its adoption.

LEGAL:

Isabella Sabel
00814810

DEPARTMENT:

Avery Rosnick Slykar

The following page(s) contain the backup material for Agenda Item: Community Development Block Grant - 21/22 Program Year Action Plan Amendment
Please scroll down to view the backup material.



J-3

ST. PETERSBURG CITY COUNCIL

(Non-Consent Agenda Item) Meeting of July 10, 2025

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

SUBJECT: A resolution approving a substantial amendment (“Amendment”) to the City’s FY 2021/22 Annual Action Plan (“Plan”) to reallocate Community Development Block Grant (“CDBG”) funding in the amount of \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501 and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries CDBG 21/22 project (81815-18559); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

EXPLANATION: On August 5, 2021, City Council by Resolution Number 2021-352 approved the City’s FY 2021/22 Annual Action Plan (“Plan”). In the Plan, Abundant Life Ministries was awarded \$55,600 to complete the construction of a multi-purpose outreach building to provide group meetings at its facility located at 2051 9th Avenue South (“Facility”).

In May 2022, Abundant Life Ministries requested an additional \$5,000 to complete the original scope of work which was granted through an amendment. In November 2023, Abundant Life Ministries requested an additional \$8,900 to complete work related to the inability to pass final Building and final Building Fire inspection. These additional funds were granted through an amendment, totaling \$69,500. Abundant Life Ministries has also been provided with six time extensions from the original occupancy and full operation deadline of September 30, 2022, to its current deadline of September 30, 2025.

In January 2025, Abundant Life Ministries requested an additional \$84,304 to complete the original project scope. Although the project made significant progress, there were unforeseen challenges due to issues with the first contractor’s performance and delay of completion.

An Amendment to the FY 2021/22 Plan is required by the City to reallocate \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501 and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries CDBG 21/22 project (81815-18559).

Administration is requesting approval of the Amendment to reallocate \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501 and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries CDBG 21/22 project (81815-18559), for a new total of \$153,804. The continuation of construction is ready to commence once the additional funding is approved and is on track to be completed by the current occupancy and full operation deadline of September 30, 2025.

A public notice was published on June 4, 2025, in the Tampa Bay Times to notify the public of the proposed Amendment and of a public hearing to be held on July 10, 2025, which complies with the revised Citizen Participation requirements of the Consolidated Plan.

RECOMMENDATION:

A resolution approving a substantial amendment (“Amendment”) to the City’s FY 2021/22 Annual Action Plan (“Plan”) be approved to reallocate \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501 and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries CDBG 21/22 project (81815-18559); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development (“HUD”); and to execute all documents necessary for implementation of the Amendment, and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION:

Funds have been previously appropriated in the Community Development Block Grant Fund (1111), Housing and Community Development Department, Administration Division (082-1089).

ATTACHMENTS: Resolution**APPROVALS:**

Administration: Al Foster Budget: Sherry McKee

RESOLUTION NO. 2025 - _____

A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2021/22 ANNUAL ACTION PLAN TO REALLOCATE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDING IN THE AMOUNT OF \$3,373.98 FROM THE FY 2019/20 UNDESIGNATED BALANCE IN CDBG AWARD 81501, AND \$80,930.02 FROM THE FY 2020/21 UNDESIGNATED BALANCE IN CDBG AWARD 81633 TO ABUNDANT LIFE MINISTRIES FELLOWSHIP CHURCH INC CDBG 21/22 PROJECT (81815-18559); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE SUBSTANTIAL AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE SUBSTANTIAL AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 5, 2021, City Council by Resolution No. 2021-352 approved the City's FY 2021/22 Annual Action Plan ("Plan"), which in part provides for the expenditure of Community Development Block Grant ("CDBG") awards 81501 and 81633; and

WHEREAS, in the Plan, Abundant Life Ministries Fellowship Church Inc, a Florida not for profit corporation ("ALM"), was awarded \$55,600.00 to complete the construction of a multi-purpose outreach building to provide group meetings at its facility located at 2051 9th Avenue South, St. Petersburg, Florida ("Facility"), which is known as the Abundant Life Ministries CDBG 21/22 project (81815-18559) ("Project"); and

WHEREAS, in May 2022, the City provided ALM with an additional \$5,000.00 to complete the original scope of work for the Project, which did not require a substantial amendment to the Plan; and

WHEREAS, in November 2023, the City provided ALM with an additional \$8,900.00 to complete work needed to pass final building and fire inspections, which did not require a substantial amendment to the Plan; and

WHEREAS, ALM has requested from the City additional funding in the amount of \$84,304.00 to complete the original scope of the Project needed due to issues with contractor delays and performance, for total City contribution to the Project of \$153,804.00, which requires a substantial amendment to the Plan ("Amendment"); and

WHEREAS, City Administration believes that it is in the best interest of the City to provide the additional funding to ALM to complete the Project in its entirety, and therefore the Amendment is necessary; and

WHEREAS, a public notice was published in the Tampa Bay Times on June 4, 2025 to notify the public of the public hearing regarding the Amendment to be held on July 10, 2025, which complies with the citizen participation requirements of the Plan; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a substantial amendment to the City's FY 2021/22 Annual Action Plan to reallocate Community Development Block Grant ("CDBG") funding in the amount of \$3,373.98 from the FY 2019/20 undesignated balance in CDBG award 81501, and \$80,930.02 from the FY 2020/21 undesignated balance in CDBG award 81633 to Abundant Life Ministries Fellowship Church Inc CDBG 21/22 project (81815-18559) ("Amendment"), is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendment to the U.S. Department of Housing and Urban Development, and to execute all documents necessary for implementation of this resolution and the Amendment.

This resolution shall become effective immediately upon its adoption.

LEGAL:

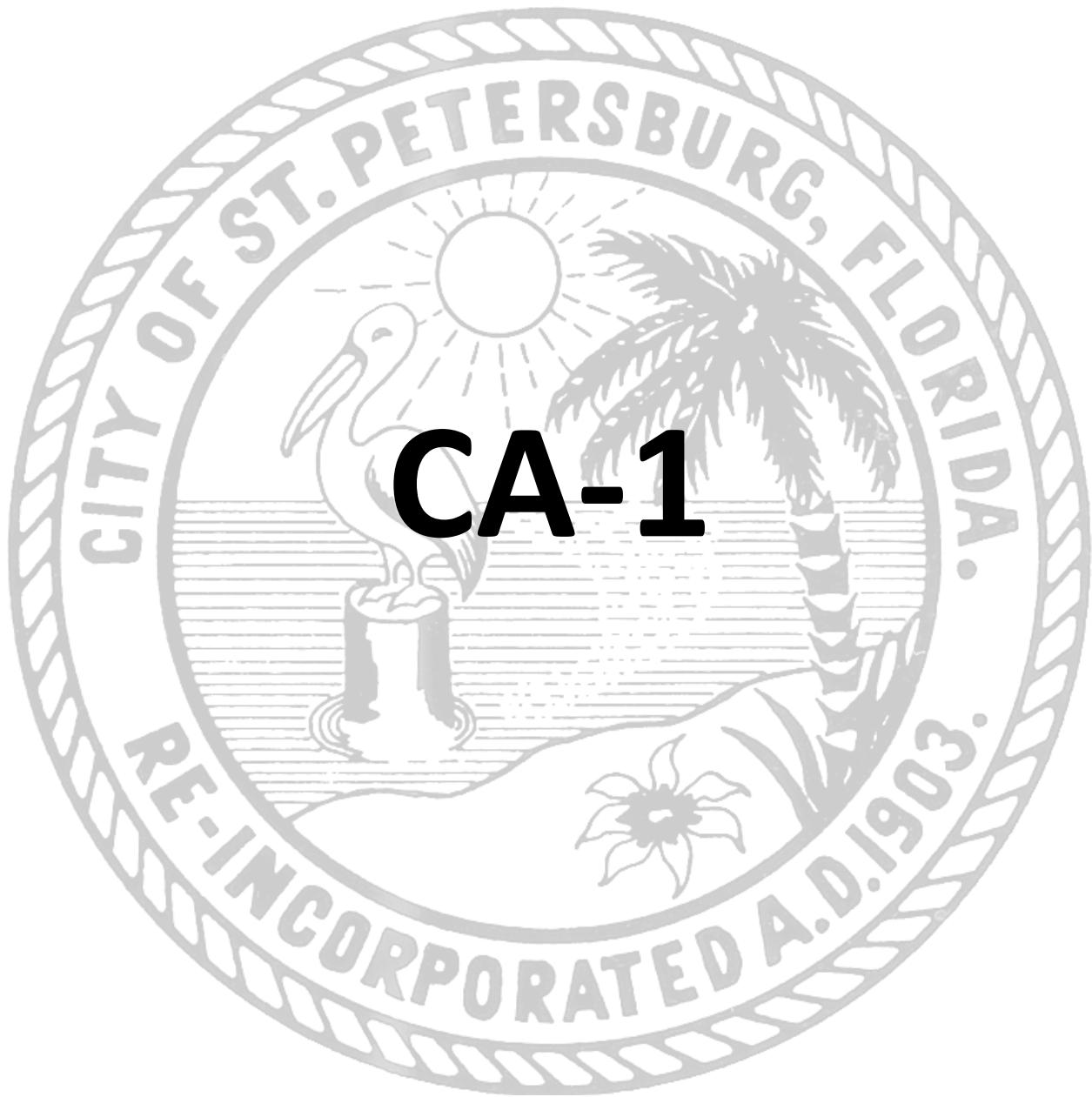
Isabella Sabel
00814809

DEPARTMENT:

Avery Rosnick Slyker

The following page(s) contain the backup material for Agenda Item: Approving a five-year blanket purchase agreement for a digital forensic software license subscription with Cellebrite Inc., for the Police Department, for a total contract amount of \$778,848.62.

Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of July 10, 2025

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

Subject: Approving a five-year blanket purchase agreement for a digital forensic software license subscription with Cellebrite Inc., for the Police Department, for a total contract amount of \$778,848.62.

Explanation: The Police Department currently has an active agreement with Cellebrite Inc., a company that provides software solutions for law enforcement to lawfully access, analyze, and manage data from mobile devices in support of criminal investigations. The existing agreement is set to expire on August 31, 2025. In preparation for the continued use of this software, pricing has been obtained for a new agreement that would allow uninterrupted use of their digital software license for an additional five years.

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

Cellebrite Inc. (Morristown, NJ) \$778,848.62
(approximately \$155,769.72/year)

This purchase is being made in accordance with Section 2-186 (w) of the Procurement Code, exemption for specialize police equipment which exempts specialized police equipment from standard procurement procedures, as publicly disclosing detailed specifications could compromise criminal investigations or endanger officer safety. The agreement will be effective for five-years upon contract execution and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Police Department, Information & Technology Services Division (140-1401). 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 THE AWARD OF A FIVE-YEAR AGREEMENT TO CELLEBRITE INC. FOR A DIGITAL FORENSIC SOFTWARE LICENSE SUBSCRIPTION FOR THE POLICE DEPARTMENT AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$778,848.62; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to enter into a five-year agreement with Cellebrite Inc. for a digital forensic software license subscription for the Police Department; and

WHEREAS, this purchase is exempt from the Procurement Code pursuant to Section 2-186 (w) of the St. Petersburg City Code; 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 the award of a five-year agreement to Cellebrite Inc. for a digital forensic software license subscription for the Police Department at a total contract amount not to exceed \$778,848.62 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:


00815254.DOCX

DEPARTMENT:





Approvals - gcc

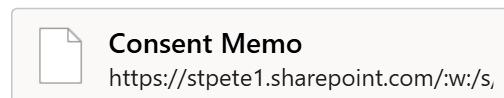
Report • Printed on May 8, 2025

Approved

Consent; Digital Forensic License Software, June 5, 2025

Please find the attached consent for the digital license software subscription the Police Department scheduled to appear before council on June 5, 2025.

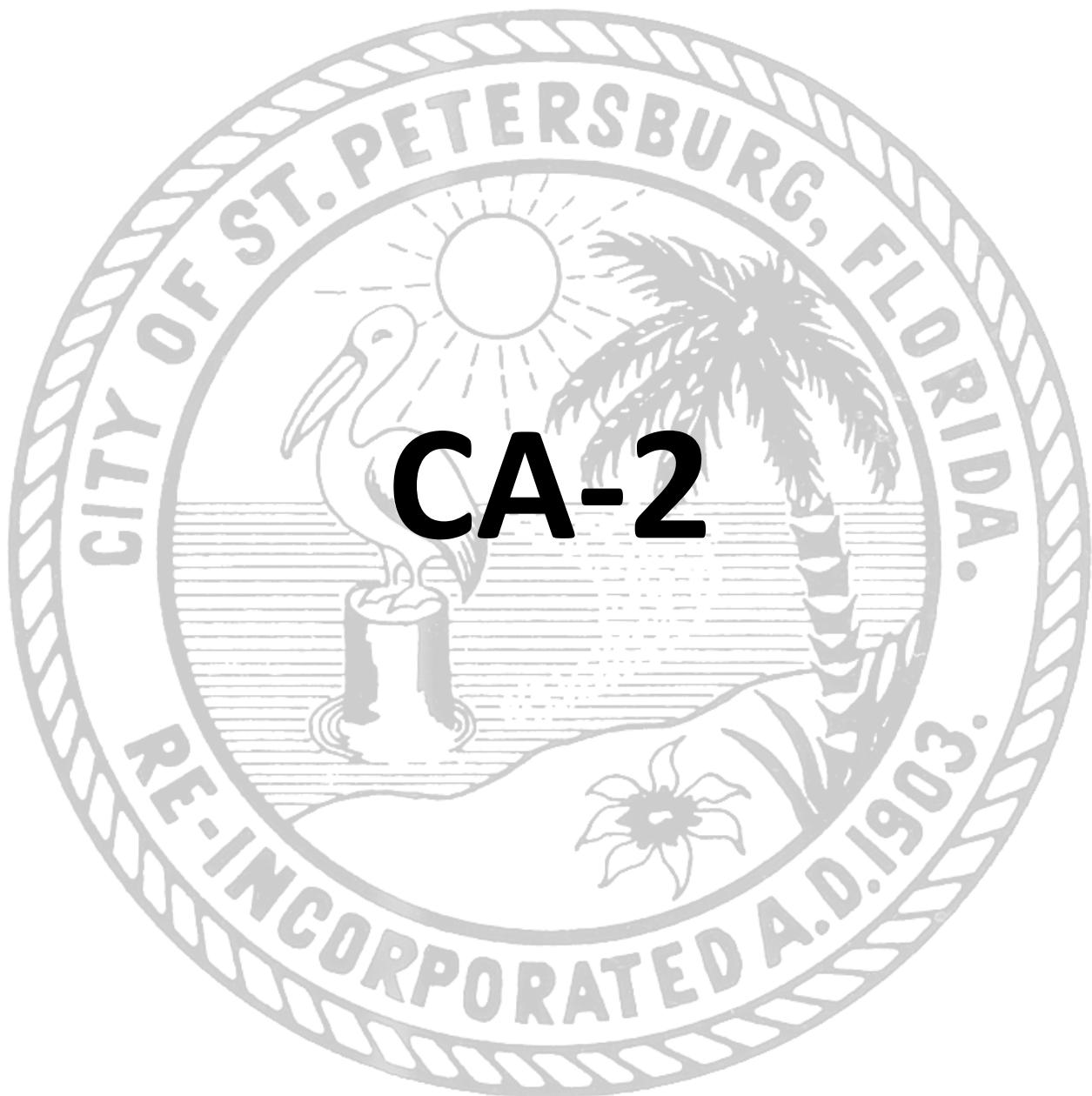
▼ Attachments



▼ Final status: Approved

	Step 4: Approved by	
	David J. Gerardo	5/7/2025 4:15:48 PM
	Step 3: Approved by	
	Megan C. McGee	5/6/2025 3:22:24 PM
	Step 2: Approved by	
	Stephanie S. Scarbrough	5/6/2025 3:05:45 PM
	Step 1: Approved by	
	Patricia Pena	5/6/2025 2:37:09 PM
	Requested by	
	Kaela Williamson	5/6/2025 2:24:35 PM

The following page(s) contain the backup material for Agenda Item: A Resolution approving the Second Amendment to the Construction Contract between the City of St. Petersburg, Florida and Ajax Paving Industries of Florida, Inc. dated November 2, 2023, as amended, to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Citywide Street Milling and Resurfacing FY23 Project; providing that the total contract amount shall not exceed \$5,576,589.90; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 23003-130; Oracle Nos. 17986, 18584, 18590, 19152, 19194, 19196, 19841 and 19846) Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 2025

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

SUBJECT: A Resolution approving the Second Amendment to the Construction Contract between the City of St. Petersburg, Florida and Ajax Paving Industries of Florida, Inc. dated November 2, 2023, as amended, to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Citywide Street Milling and Resurfacing FY23 Project; providing that the total contract amount shall not exceed \$5,576,589.90; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 23003-130; Oracle Nos. 17986, 18584, 18590, 19152, 19194, 19196, 19841 and 19846)

EXPLANATION: On November 2, 2023, City Council approved a construction contract with Ajax to provide construction services for the Citywide Milling and Resurfacing FY23 Project for street resurfacing on various streets and alleys throughout the City in the amount of \$5,049,379.00. The construction contract included milling, resurfacing, painted and thermoplastic pavement markings, ADA curb ramp reconstruction, and ancillary items for the construction.

On July 11, 2024, City Council approved the First Amendment to the contract in the amount of \$395,334.90, to the construction Contract with Ajax to provide additional milling and resurfacing along 62nd Avenue NE due to visible areas of roadway failure. The work completed was an interim fix to support the rideability of the roadway until future utility work commences.

This change order includes additional work of the same type to be included in the existing construction contract. This change order is being requested due to the overruns in quantities required to reconstruct the curb ramps per ADA guidelines.

Following the original contract scope of the project, additional quantities to construct curb ramps were needed to obtain required ADA sidewalk slopes. These additional related items are consistent with the original contract scope.

The original contract included upgrading various sidewalk curb ramps along 16th Street N from 62nd Avenue N to 77th Avenue N, 40th Avenue NE from 1st Street to 12th Street, and Monterey Blvd NE from Snell Isle Blvd NE to Coffee Pot Riviera NE. During construction, it was determined that additional quantity would be needed to obtain the adequate slopes to adhere to ADA guidelines.

The additional scope performed under this change order is in the amount of \$131,876.00 and includes the quantities for additional concrete sidewalk, concrete curb and sodding.

The Contract, Change Order No. 1, and Change Order No. 2 include the following phases and associated not-to-exceed costs respectively:

Original Contract Amount	\$ 5,049,379.00
Change Order No. 1	\$ 395,334.90
Change Order No. 2	\$ 131,876.00
Revised Contract Amount	\$ 5,576,589.90

RECOMMENDATION: Administration recommends City Council approve the attached Resolution accepting the Second Amendment to the Construction Contract between the City of St. Petersburg, Florida and Ajax Paving Industries of Florida, Inc. dated November 2, 2023, as amended, to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Citywide Street Milling and Resurfacing FY23 Project; providing that the total contract amount shall not exceed \$5,576,589.90; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 23003-130; Oracle Nos. 17986, 18584, 18590, 19152, 19194, 19196, 19841 and 19846)

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Capital Improvement Fund (3001), Sidewalk Reconstruction FY 2021 Project (17986) and Sidewalk Reconstruction FY22 Project (18584) and in the Citywide Infrastructure Capital Improvement Fund (3027), Street and Road Improvements FY22 Project (18590), Sidewalk Reconstruction FY 2023 Project (19152), Curb/Ramp Reconstruction FY23 Project (19194), Street and Road Improvements FY23 Project (19196), 62nd A/N, East of 1st Street Reconstruction FY24 Project (19841), and Street and Road Improvements FY24 Project (19846).

ATTACHMENTS: Resolution
Draft Change Order

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE CONSTRUCTION CONTRACT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AJAX PAVING INDUSTRIES OF FLORIDA, INC. DATED NOVEMBER 21, 2023, AS AMENDED, TO INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF \$131,876 FOR COST OVERRUNS FOR ADDITIONAL WORK ASSOCIATED WITH THE CONSTRUCTION OF ADA CURB RAMPS RELATED TO THE CITYWIDE STREET MILLING AND RESURFACING FY23 PROJECT; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$5,576,589.90; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 23003-130; ORACLE NOS. 17986, 18584, 18590, 19152, 19194, 19196, 19841 AND 19846)

WHEREAS, on November 21, 2023, the City of St. Petersburg, Florida (“City”) and Ajax Paving Industries of Florida, Inc. (“Ajax”) executed a construction contract for Ajax to provide street resurfacing on various streets and alleys throughout the City in the amount of \$5,049,379 related to the Citywide Milling and Resurfacing FY23 Project (“Project”); and

WHEREAS, the City and Ajax entered into a First Amendment on July 11, 2024 to expand the scope for Ajax to provide additional milling and resurfacing work along 62nd Avenue NE due to visible areas of roadway failure and to increase the contract price in the amount of \$395,334.90; and

WHEREAS, Administration desires to amend the construction contract for a second time to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Project.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Second Amendment to the construction contract between the City of St. Petersburg, Florida and Ajax Paving Industries of Florida, Inc. dated November 21, 2023, as amended, to increase the contract amount in the amount of \$131,876 for cost overruns for additional work associated with the construction of ADA curb ramps related to the Citywide Street Milling and Resurfacing FY23 Project is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$5,576,589.90.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Second Amendment.

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00815497.docx

DEPARTMENT:



Engineering & Capital Improvements Department



Change Order

Project Number	23003-130
Project Title	Citywide Annual Resurfacing FY23
Change Order Number	2

The Contract entered into between Ajax Paving Industries of Florida, LLC party of the first part, and the City of St. Petersburg, Florida, party of the second part, on November 23, 2023 for Citywide Annual Resurfacing FY23.

The Contract is revised as follows:

See Attachment No. 1

Total Change Order No. 2	\$ 131,876.00
--------------------------	---------------

Unless otherwise specified above, all work and materials shall comply with applicable provisions in the original specifications, contract documents and plans. This contract change shall in no manner alter the time allowed under the contract unless otherwise specifically set forth above. Time limit alterations resulting in project delays, caused by the City, Utility companies, or other Contractors working on the site, will not entitle the Contractor to additional monies.

The change in the work as defined shall modify the contract as follows:

Original Contract Completion Date	09/05/2024	Original Contract Price	\$5,049,379.00
Contract Completion Prior to this Change	09/05/2024	Contract Price Prior to this Change	\$ 5,444,713.90
This Time Change	0 days	This Price Change	\$ 131,876.00
New Contract Completion Date	09/05/2024	New Contract Price	\$ 5,576,589.90

Contract Change reviewed by:

Thomas Rice, P.E. Date
Construction Manager, Engineering & Capital Improvements

Contract Change Recorded by:

Budget Date

Grace Kraemer Date
CIP Financial Coordinator

Funding Source(s) _____

Contract Change authorized by City Council:

Resolution No. Date

ACCEPTED for the party of the first part by:

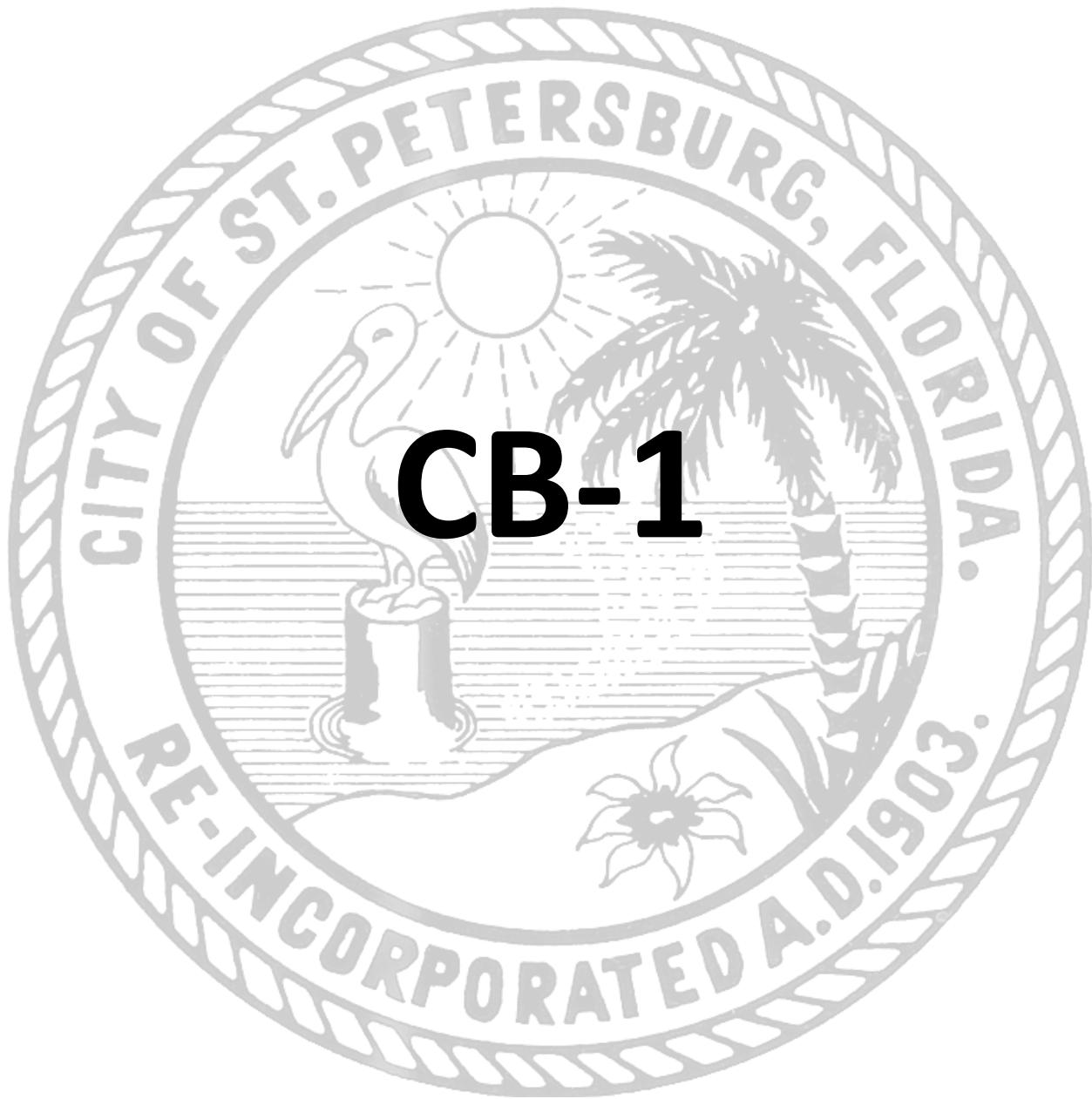
Ajax Paving Industries of Florida, LLC Date

ACCEPTED for the party of the second party by:

Brejesh Prayman, P.E. Date
Director, Engineering & Capital Improvements

The following page(s) contain the backup material for Agenda Item: Accepting a bid from Metals Treatment Technologies, LLC. for indoor firearms range maintenance services for the Police Department, in the amount of \$102,493.50.

Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of July 10, 2025

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

Subject: Accepting a bid from Metals Treatment Technologies, LLC. for indoor firearms range maintenance services for the Police Department, in the amount of \$102,493.50.

Explanation: The Procurement and Supply Management Department issued IFB No. 25-138 on March 24, 2025. The bids were due on April 15, 2025 and opened thereafter. The Procurement and Supply Management Department received two bids for indoor firearms range maintenance and are tabulated as follows:

#	Bidders	Amount
1	Metals Treatment Technologies LLC	\$102,493.50
2	Decon Environmental & Engineering Inc.	291,939.00

The vendor will provide preventative maintenance services for the St. Petersburg Police Department's indoor police firing range to include rubber trap mining, extracting all recyclable lead and brass from the impacted rubber, inspecting bullet trap for damage, providing vacuum cleaning services of the range, and lead remediation. These services are required to be compliant with OSHA and EPA regulations.

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

Metals Treatment Technologies LLC (Tallahassee, FL) \$102,493.50
(approximately \$34,164.50/year)

Metals Treatment Technologies LLC, the lowest responsible and responsive bidder, has met the requirements of IFB 25-138, dated March 24, 2025. A blanket purchase agreement will be issued for the initial three-year term and will be binding only for actual services rendered. The agreement has one, two-year renewal option.

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 NO. 2025-_____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO METALS TREATMENT TECHNOLOGIES, LLC. FOR INDOOR FIREARMS RANGE MAINTENANCE SERVICES FOR THE POLICE DEPARTMENT, IN THE AMOUNT OF \$102,493.50; 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 indoor firearms range maintenance services for the Police Department in the amount of \$102,493.50 pursuant to IFB 25-138 dated March 24, 2025; and

WHEREAS, Metals Treatment Technologies, LLC., is the lowest responsible and responsive bidder, and has met the requirements of IFB 25-138; 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 the bid is accepted and the award of a three-year agreement with one two-year renewal option for indoor firearms range maintenance services, for the Police Department, in the amount of \$102,493.50 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:

Sarah Lucker
00815762.DOCX

DEPARTMENT:

Megan McGee



Approved

Consent Memo - Indoor Firearms Range Maintenance

Hello! Attached is the consent for Indoor Firearms Range Maintenance services for the Police Department scheduled for 7/10 council. Please advise if approved or any edits are needed.

▼ Attachments

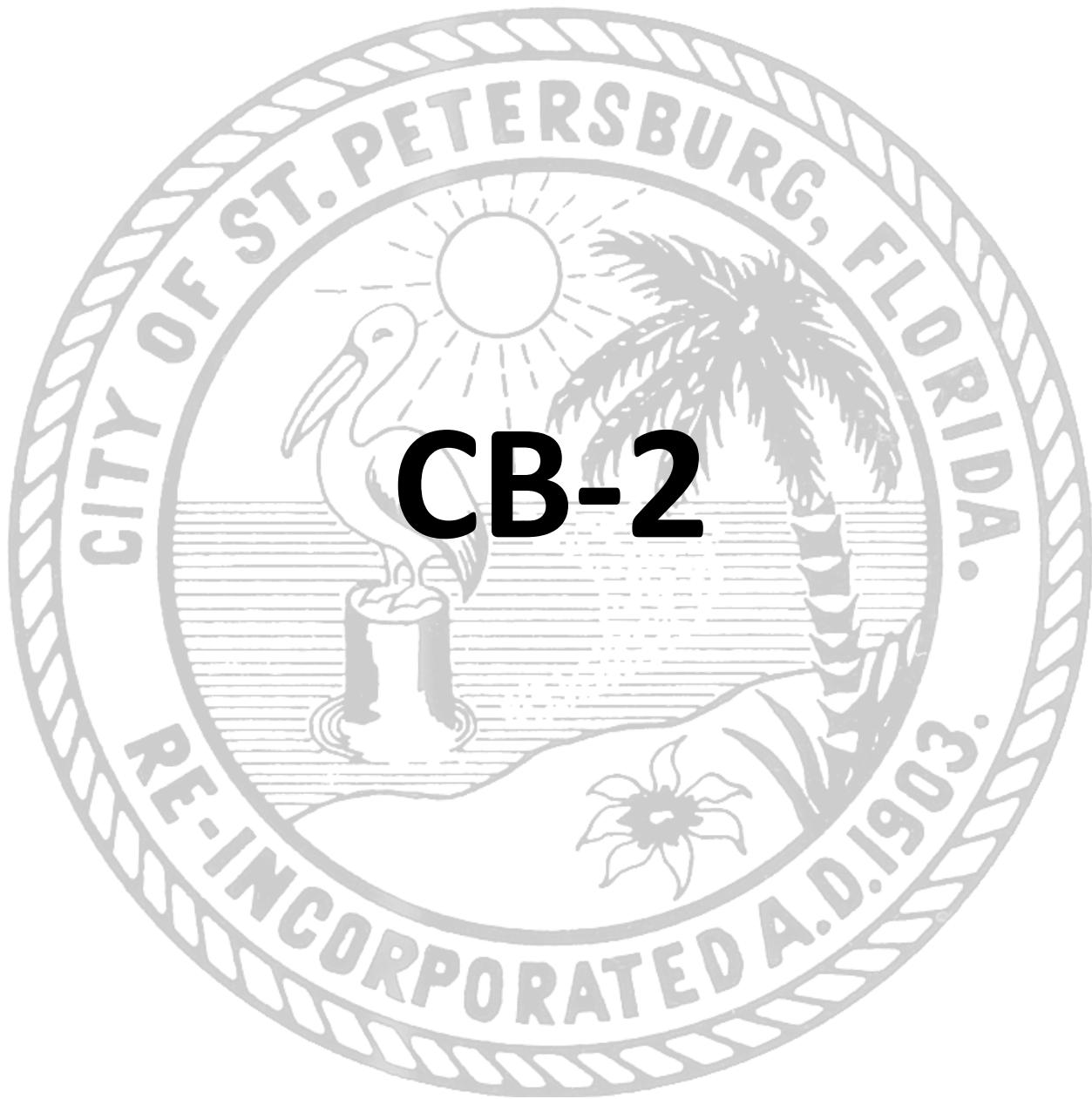


▼ Final status: Approved

DG	Step 3: Approved by	
	David J. Gerardo	6/16/2025 9:03:09 AM
SS	Step 2: Approved by	
	Stephanie S. Scarbrough	6/12/2025 1:53:33 PM
PP	Step 1: Approved by	
	Patricia Pena	6/12/2025 1:10:56 PM
KW	Requested by	
	Kaela Williamson	6/12/2025 10:35:26 AM

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for quality health care and wellness services to City employees and eligible retirees and dependents with OHI West Medical Group, LLC, for the Human Resources Department, in the amount of \$275,000.

Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of July 10, 2025

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

Subject: Approving an increase in allocation for quality health care and wellness services to City employees and eligible retirees and dependents with OHI West Medical Group, LLC, for the Human Resources Department, in the amount of \$275,000.

Explanation: OHI West Medical Group LLC provides services performed by medical professionals, including, but not limited to, primary and preventive care, chronic condition management, acute care, health risk assessments and the dispensing of medications, vaccines, and laboratory tests.

The Procurement and Supply Management Department, in cooperation with the Human Resources Department, requests an allocation increase:

OHI West Medical Group LLC (Orlando, FL)\$275,000

On August 4, 2022, City Council approved a new three-year agreement with OHI West Medical Group Wellness Center and \$4,589,318 has been spent to date. The additional funds needed are due to adding an additional Nurse Practitioner to the practice half-way through the contract and the increased visits at the Wellness center after adding the additional staff. The amount of vaccinations provided by the Center have increased which has led to additional costs.

Cost/Funding/Assessment Information: Funding for the Center is included in the total budget for the City's group health program. Funds have been previously appropriated in the Health Insurance Fund (5121), Human Resources Department, Group Benefits Division (0901177).

Attachments: Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING AN ALLOCATION INCREASE IN THE AMOUNT OF \$275,000 FOR THE AGREEMENT WITH OHI WEST MEDICAL GROUP, LLC FOR AN ADDITIONAL NURSE PRACTITIONER; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 5, 2022, city council approved a three year agreement with OHI West Medical Group, LLC; and

WHEREAS, an allocation increase in the amount of \$275,000 for this agreement is needed to cover the expenses of adding an additional nurse practitioner; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Human Resources Department, recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an allocation increase in the amount of \$275,000 for the agreement with OHI West Medical Group, LLC for an additional nurse practitioner 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 will become effective immediately upon adoption.

LEGAL:



00815705

DEPARTMENT:





Approvals - gcc

Report • Printed on June 13, 2025

Approved

! Important

Consent Item: 948-47 Wellness Center, July 10, 2025 (STR)

Please see the attached consent item for your review and approval.

▼ Attachments



Consent Item

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

▼ Final status: Approved



Step 4: Approved by

Tom Greene

6/12/2025 5:45:22 PM



Step 3: Approved by

Chris M. Guella

6/12/2025 3:56:51 PM



Step 2: Approved by

Stephanie S. Scarbrough

6/12/2025 3:07:44 PM



Step 1: Approved by

Patricia Pena

6/12/2025 1:32:18 PM



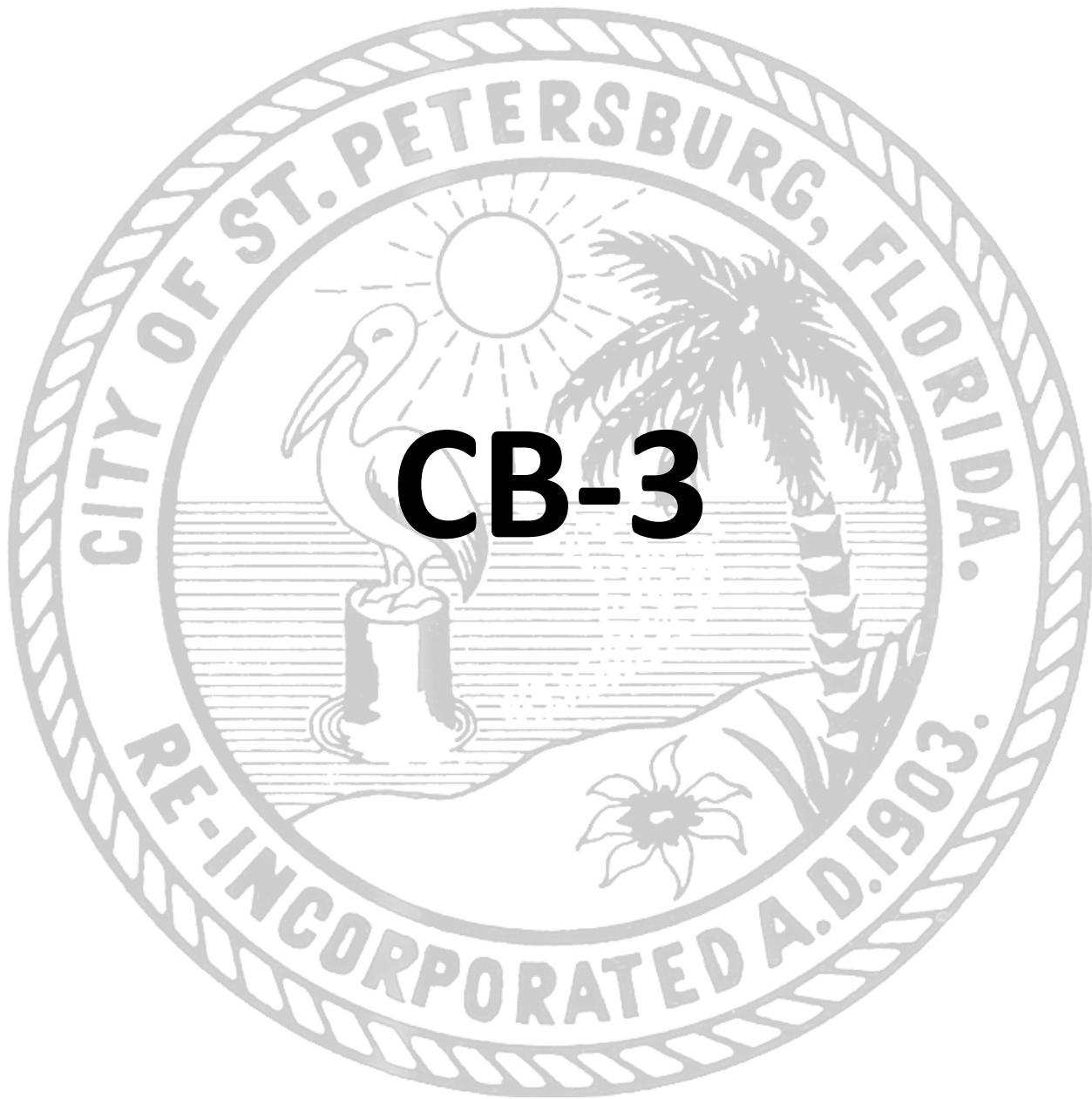
Requested by

Gabriella Greiner

6/12/2025 11:08:33 AM

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a license agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property located within the Mirror Lake Recreation Complex located at 540 Fourth Avenue North, St. Petersburg, Florida, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term, subject to certain conditions; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.

Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 2025

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

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a license agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property located within the Mirror Lake Recreation Complex located at 540 Fourth Avenue North, St. Petersburg, Florida, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term, subject to certain conditions; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date. (**Requires affirmative vote of at least six (6) members of City Council.**)

EXPLANATION: Real Estate & Property Management received a request from Sunshine Chess Club, Inc. ("Licensee") to extend its agreement with the City of St. Petersburg ("City") for use of the building located at 540 Fourth Avenue North, St. Petersburg, Florida, within a portion of City-owned Mirror Lake Recreation Complex ("Premises"). The Licensee has utilized the Premises for the purpose of conducting chess club activities since August 1, 2013.

The proposed License Agreement ("License") with the Licensee will be for a term of thirty-six (36) months, subject to City Council approval, with the following major business points:

- The aggregate fee is thirty-six dollars (\$36.00) for the entire term, in addition to applicable sales tax, with the terms and conditions providing the Licensee with the same basic rights and privileges it has enjoyed during the preceding term.
- The Licensee is responsible for all interior and exterior maintenance of the Premises including, but not limited to, Systems within the Premises.
- The Licensee is responsible for payment of utilities and other services including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees.
- The Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises.
- The License may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination.

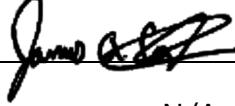
City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization "...the organization pays operating costs plus a reserve for replacement." Since the Licensee is responsible for maintenance and improvements to the buildings within the Premises for its intended use, nominal rent is being charged and it is recommended that the reserve for replacement requirement be waived in an effort to minimize operating costs. These terms and conditions are consistent with prior licenses with this and other not-for-profit organizations. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

Section 1.02 (c)(2) of the City Charter permits City Council approval of licenses for commercially-zoned park and waterfront property for five (5) years or less with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Downtown Center - 2 (DC-2).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a license agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property located within the Mirror Lake Recreation Complex located at 540 Fourth Avenue North, St. Petersburg, Florida, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term, subject to certain conditions; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date.

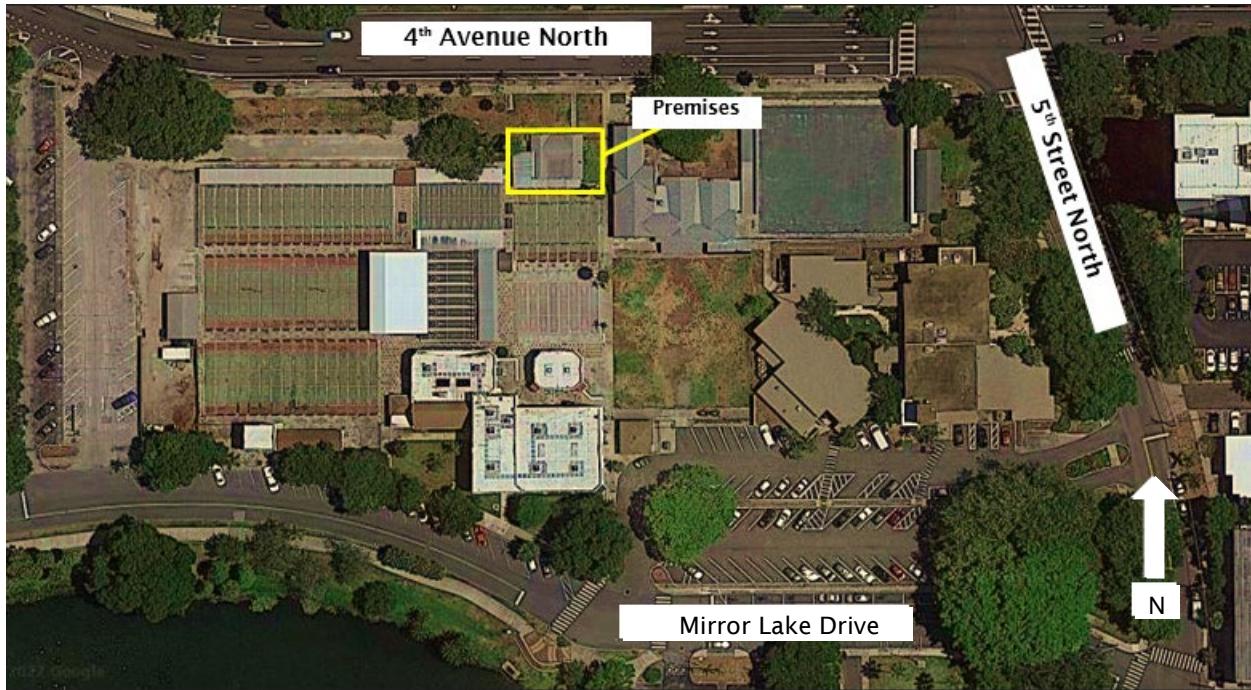
COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Site Map, and Resolution

APPROVALS: Administration:  *AMF*

Budget: _____ N/A

ILLUSTRATION AND SITE MAP



A building containing approximately 3,980 square feet, having a street address of 540 Fourth Avenue North, St. Petersburg, Florida 33701, located within a portion of Mirror Lake Recreation Complex, St. Petersburg, Florida.

Pinellas County Parcel ID Number: 19/31/17/00000/210/0100

Legal Description: (MIRROR LAKE PARK-LANDMARK SITE) BEG NE COR OF 3RD AVE N & 7TH ST N TH N 337 FT(S) TH SE'LY 175FT(S) TH E 330FT(S) TH S 370FT TO N R/W LN OF 3RD AVE TH W ALG R/W TO POB CONT 3.44AC(C)

RESOLUTION NO. 2025- _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH SUNSHINE CHESS CLUB INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF COMMERCIALLY ZONED, CITY-OWNED PROPERTY LOCATED WITHIN THE MIRROR LAKE RECREATION COMPLEX LOCATED AT 540 FOURTH AVENUE NORTH, ST. PETERSBURG, FLORIDA, FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOR AN AGGREGATE FEE OF \$36.00 FOR THE ENTIRE TERM, SUBJECT TO CERTAIN CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; WAIVING THE RESERVE FOR REPLACEMENT REQUIREMENT OF CITY COUNCIL RESOLUTION NO. 79-740A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sunshine Chess Club Inc., a Florida not-for-profit corporation ("Licensee"), desires to utilize certain City-owned property within the Mirror Lake Recreation Complex located at 540 Fourth Avenue North, St. Petersburg, Florida, as more fully described and depicted on Exhibit A, attached hereto and made a part hereof ("Premises"), that the Licensee has utilized since August 1, 2013; and

WHEREAS, the proposed License Agreement between the City of St. Petersburg, Florida and the Licensee will be for a term of thirty-six (36) months, at an aggregate fee of \$36.00, to be paid on or before the effective date of the License, with the Licensee assuming all interior and exterior maintenance of the Premises; and payment of utility obligations including applicable sales tax and insurance ("License Agreement"); and

WHEREAS, the License Agreement is in accordance with the policies established in Resolution No. 79-740A provided; however, due to the limited financial resources of the organization, nominal rent is being charged and it is recommended that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, the terms and conditions are consistent with prior agreements with this and other not-for-profit organizations; and

WHEREAS, Section 1.02 (c)(2) of the City Charter permits City Council approval of licenses for commercially zoned park and waterfront property for terms of five (5) years or less with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his designee, is hereby authorized to execute a License Agreement with the Licensee for use of the Premises for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term, as described in the foregoing recitals; and to execute all documents necessary to effectuate same.

BE IT FURTHER RESOLVED that the reserve for replacement requirement of City Council Resolution No. 79-740A is waived.

This resolution shall become effective immediately upon its adoption.

Legal:

Isabella Sabel
City Attorney (Designee)
00814159

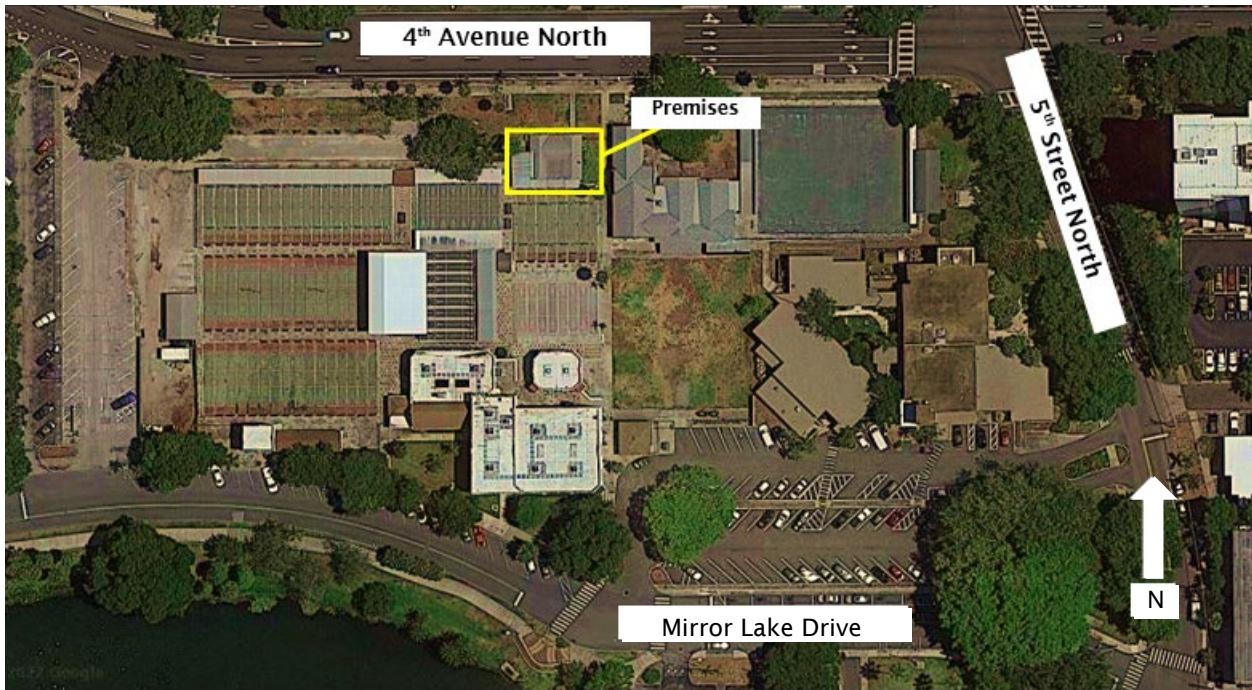
Community Enrichment Administration:

Michael J. Jefferis, Administrator

Real Estate and Property Management :

Aaron Fisch, Director

EXHIBIT A PREMISES



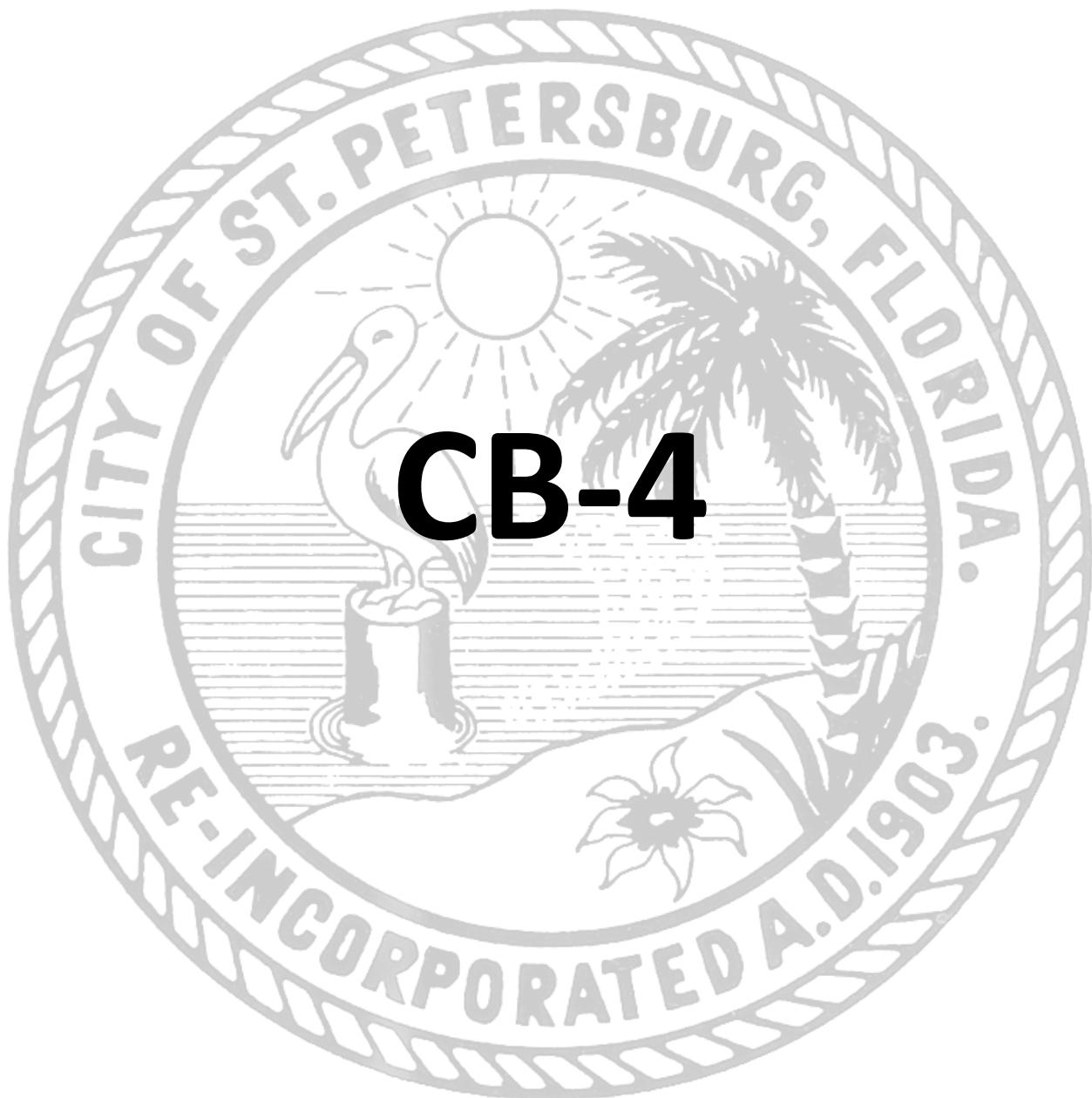
A building containing approximately 3,980 square feet, having a street address of 540 Fourth Avenue North, St. Petersburg, Florida 33701, located within a portion of Mirror Lake Recreation Complex, St. Petersburg, Florida.

Pinellas County Parcel ID Number: 19/31/17/00000/210/0100

Legal Description: (MIRROR LAKE PARK-LANDMARK SITE) BEG NE COR OF 3RD AVE N & 7TH ST N TH N 337 FT(S) TH SE'LY 175FT(S) TH E 330FT(S) TH S 370FT TO N R/W LN OF 3RD AVE TH W ALG R/W TO POB CONT 3.44AC(C).

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a license agreement with Arts Center Association, Inc. dba Morean Arts Center, a Florida not-for-profit corporation, to allow for maintenance of up to ten (10) fence panels for displaying artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida, for a period of five (5) years, at an aggregate fee of \$250.00 for the entire term, subject to certain conditions.

Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 2025

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

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a license agreement with Arts Center Association, Inc. dba Morean Arts Center, a Florida not-for-profit corporation, to allow for maintenance of up to ten (10) fence panels for displaying artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida, for a period of five (5) years, at an aggregate fee of \$250.00 for the entire term, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate and Property Management received a request from Arts Center Association, Inc. dba Morean Arts Center, a Florida not-for-profit corporation ("Licensee") to extends its agreement with the City of St. Petersburg ("City") for the continued maintenance of up to ten (10) fence panels for the Licensee's display of artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida ("Premises"), that the Licensee has utilized since July 1, 2010.

The Premises is legally described as follows:

A PORTION OF THE CITY OWNED PINELLAS TRAIL LYING IN SECTION 24, TOWNSHIP 31S, RANGE 16E AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH THIRTY (30) FEET OF THE CITY OWNED PINELLAS TRAIL PARALLEL TO THE SOUTH PROPERTY LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 10930, PAGE 2030 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND HAVING A PARCEL TAX ID NUMBER 24/31/16/00000/320/0410.

SAID THIRTY FOOT PORTION OF PINELLAS TRAIL SHALL EXTEND TO THE WEST, TO THE EAST RIGHT-OF-WAY LINE OF 22ND STREET SOUTH EXTENDED, AND EXTEND TO THE EAST, TO THE SOUTHERLY EXTENSION OF THE EAST PROPERTY LINE OF SAID PARCEL 24/31/16/00000/320/0410. CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

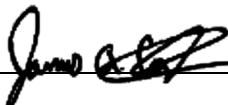
The proposed license agreement ("License") will be for a term of five (5) years ("Term"), for the Licensee's use of the Premises, subject to City Council approval, with the terms and conditions providing it with the same basic rights and privileges it has enjoyed during the preceding term. The Licensee shall pay an aggregate fee of two hundred fifty dollars (\$250.00), including applicable sales tax, to the City for the entire term. The Licensee shall be responsible for any and all maintenance of landscaping and improvements associated with the Licensee's use of the Premises adjacent to the Pinellas Trail Extension. Additionally, the Licensee shall maintain a \$1,000,000 Commercial General Liability policy, protecting the City against all claims which may arise or be

claimed on account of the Licensee's use of the Premises. The Licensee shall maintain the Premises at its own cost and expense, remove the fence panels and deliver up the Premises in good condition upon expiration or earlier termination of the License.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a license agreement with Arts Center Association, Inc. dba Morean Arts Center, a Florida not-for-profit corporation, to allow for maintenance of up to ten (10) fence panels for displaying artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida, for a period of five (5) years, at an aggregate fee of \$250.00 for the entire term, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  AMF JM

Budget: _____ N/A

ILLUSTRATION

Site Survey

SECTION 24, TOWNSHIP 31S, RANGE 16E



NOT TO SCALE

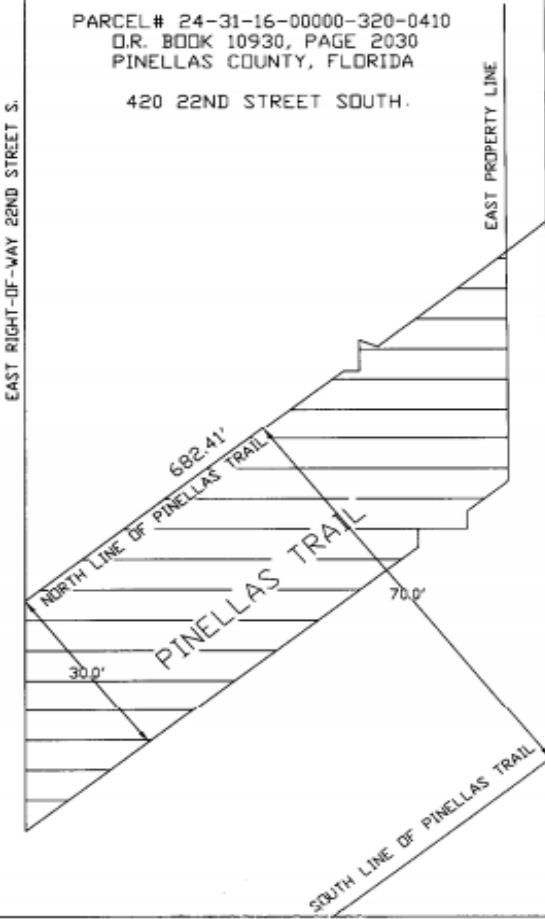
A PORTION OF THE CITY OWNED
PINELAS TRAIL LYING IN SECTION 24,
TOWNSHIP 31S, RANGE 16E AND BEING
MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

THE NORTH THIRTY (30) FEET OF THE
CITY OWNED PINELAS TRAIL PARALLEL
TO THE SOUTH PROPERTY LINE OF
THAT PARCEL OF LAND DESCRIBED IN
OFFICIAL RECORDS BOOK 10930, PAGE
2030 OF THE PUBLIC RECORDS OF
PINELAS COUNTY, FLORIDA, AND
HAVING A PARCEL TAX ID NUMBER
24/31/16/00000/320/0410.

SAID THIRTY FOOT PORTION OF PINELAS TRAIL SHALL EXTEND TO THE WEST, TO THE EAST RIGHT-OF-WAY LINE OF 22ND STREET SOUTH EXTENDED, AND EXTEND TO THE EAST, TO THE SOUTHERLY EXTENSION OF THE EAST PROPERTY LINE OF SAID PARCEL 24/31/16/00000/320/0410, CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

PARCEL# 24-31-16-00000-320-0410
O.R. BOOK 10930, PAGE 2030
PINELLAS COUNTY, FLORIDA

420 22ND STREET SOUTH.



THIS IS NOT A SURVEY, SKETCH WAS PREPARED TO ACCOMPANY THE LEGAL DESCRIPTION

ENGINEERING DEPARTMENT
CITY OF ST. PETERSBURG

ENGINEERING SURVEY DIVISION 1744 NINTH AVENUE NORTH ST. PETERSBURG, FLORIDA 33713		SURVEYOR'S CERTIFICATE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	
(727) 892-5346		892-5347	
PROJECT NUMBER	00000-000		
FIELD DATE: XXX 00,0000	DWG. NO. 00-000		
		MATTHEW BURKE CITY SURVEY PROJECT COORDINATOR FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6125	
		6/10/10	

RESOLUTION NO. 2025-_____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH ARTS CENTER ASSOCIATION, INC. D/B/A MOREAN ARTS CENTER, A FLORIDA NOT-FOR-PROFIT CORPORATION, TO ALLOW FOR MAINTENANCE OF UP TO TEN (10) FENCE PANELS FOR DISPLAYING ARTWORK ON A PORTION OF THE CITY-OWNED PINELLAS TRAIL EXTENSION LOCATED AT APPROXIMATELY 420 22ND STREET SOUTH, ST. PETERSBURG, FLORIDA, FOR A PERIOD OF FIVE (5) YEARS, AT AN AGGREGATE FEE OF \$250.00 FOR THE ENTIRE TERM, SUBJECT TO CERTAIN CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME.

WHEREAS, Arts Center Association, Inc. d/b/a Morean Arts Center, a Florida not-for-profit corporation ("Licensee"), desires to continue to maintain up to ten (10) fence panels for the Licensee's display of artwork on a portion of the City-owned Pinellas Trail Extension located at approximately 420 22nd Street South, St. Petersburg, Florida, as more fully described and depicted on Exhibit A, attached hereto and made a part hereof ("Premises"); and

WHEREAS, the proposed license agreement between the City of St. Petersburg, Florida and the Licensee ("License Agreement") will be for a term of five (5) years, at an aggregate fee of \$250.00 for the entire term to be paid to the City on or before the effective date of the License, with the Licensee assuming any and all maintenance of landscaping and improvements and cost for insurance associated with the Licensee's use of the Premises.

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 a License Agreement with the Licensee for use of the Premises for a period of five (5) years, at an aggregate fee of \$250.00 for the entire term, as more particularly described in the foregoing recitals; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:

Isabella Sabel
City Attorney (Designee)
00814893

Transportation and Parking Management:

Evan Mory
Evan Mory, Director

Real Estate and Property Management:

Aaron Fisch
Aaron Fisch, Director

EXHIBIT A PREMISES

SECTION 24, TOWNSHIP 31S, RANGE 16E

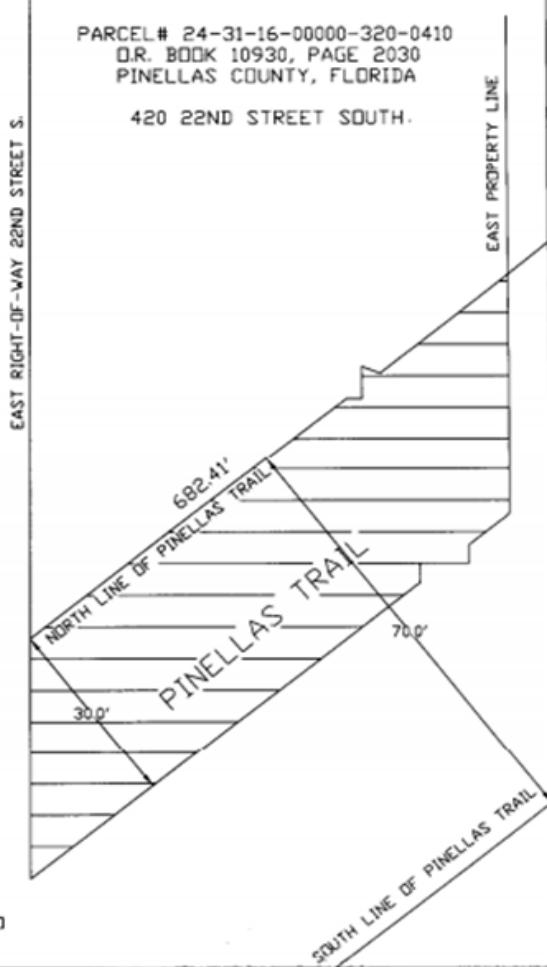


NOT TO SCALE

A PORTION OF THE CITY OWNED PINELLAS TRAIL LYING IN SECTION 24, TOWNSHIP 31S, RANGE 16E AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH THIRTY (30) FEET OF THE CITY OWNED PINELLAS TRAIL PARALLEL TO THE SOUTH PROPERTY LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 10930, PAGE 2030 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND HAVING A PARCEL TAX ID NUMBER 24/31/16/00000/320/0410.

SAID THIRTY FOOT PORTION OF PINELLAS TRAIL SHALL EXTEND TO THE WEST, TO THE EAST RIGHT-OF-WAY LINE OF 22ND STREET SOUTH EXTENDED, AND EXTEND TO THE EAST, TO THE SOUTHERLY EXTENSION OF THE EAST PROPERTY LINE OF SAID PARCEL 24/31/16/00000/320/0410, CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

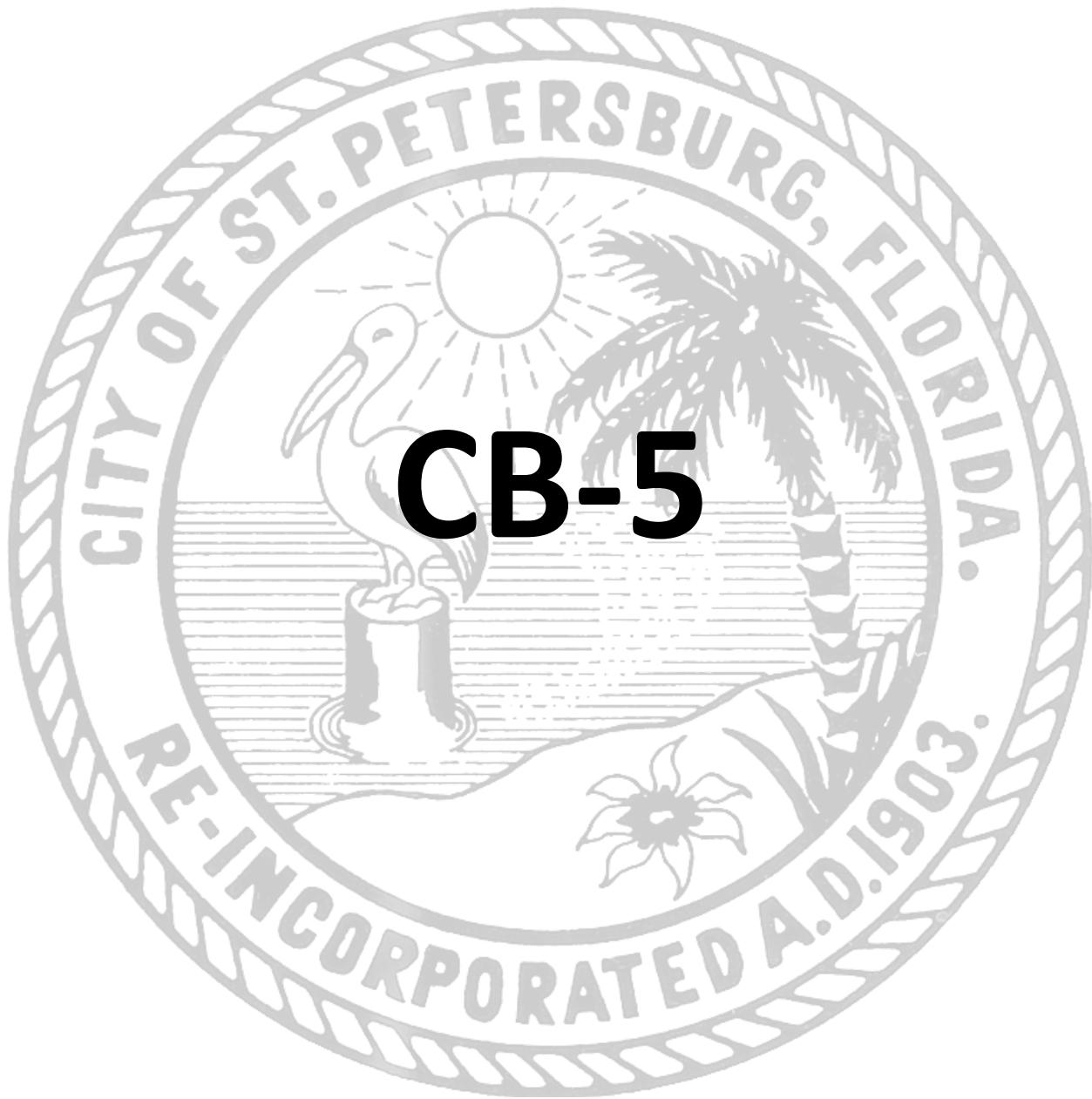


THIS IS NOT A SURVEY, SKETCH WAS PREPARED TO ACCOMPANY THE LEGAL DESCRIPTION

ENGINEERING DEPARTMENT
CITY OF ST. PETERSBURG

ENGINEERING SURVEY DIVISION 1744 NINTH AVENUE NORTH ST. PETERSBURG, FLORIDA 33713		SURVEYOR'S CERTIFICATE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER	
(727) 892-5346	892-5347	G/10/10 DATE	
PROJECT NUMBER	00000-000	MATTHEW BLENCKE	
FIELD DATE: XXX 00,0000	DWG. NO. 00-000	CITY SURVEY PROJECT COORDINATOR FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6125	

The following page(s) contain the backup material for Agenda Item: Approving a transfer in the amount of \$48,000 from the balance of the General Fund Contingency (0001) to the Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809) for the Buffered Bike Lane Enhancement Pilot Project (Oracle TBD); and providing an effective date. Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 2025

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

Subject: A resolution approving a transfer in the amount of \$48,000 from the balance of the General Fund Contingency (0001) to the Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809) for the Buffered Bike Lane Enhancement Pilot Project (Oracle TBD); and providing an effective date.

Explanation: The City has been made aware of the relatively recent approval by the Florida Department of Transportation of a bike lane channelizing product that's now included within their Approved Products List (APL) for use on public roads and streets within the State of Florida. Accordingly, the Administration has developed a pilot project that would use the product, ZICLA Zippers, to enhance the existing buffered bike lane on 1st Avenue North between 20th Street and 28th Street by providing a physical separator. The project is responsive to community requests to improve safety and comfort of the bike lanes citywide, and especially on the First Avenues that serve as a critical east-west route for cyclists. It is supported by language in the City's Comprehensive Plan and the adopted Complete Streets Implementation Plan that calls for the City to encourage bicycle transportation and increase the safety and comfort of bicycle infrastructure.

While the bike lane was improved in 2022 to add a painted buffer between the bike lane and the adjacent motor vehicle lane, the painted buffer is relatively narrow. It's only been through the development of new channelizing curb products designed for use adjacent to bike lanes and in narrower buffers that has allowed the City to consider developing a project like this to test its effectiveness and community response to its installation. The location of the project, along 1st Avenue North, and the limits of the project, from 20th Street to 28th Street, were determined to allow the City to provide the product in a meaningful location that covers a segment with reasonable termini and has significant use by both bicyclists and motorists. A project location map is attached for reference purposes.

Since the proposed product, ZICLA Zippers were included in the FDOT APL, they, along with other similar products by ZICLA, have been used elsewhere, most notably in Miami, Miami Beach, and Daytona Beach, to provide durable separated bike lanes where the buffer space is limited. As a first installation in St. Petersburg, Administration intends to evaluate the operational and maintenance aspects of the product, especially when compared with other bike lane separators. If the product is successful in increasing the safety and/or comfort of cyclists through this project, the City could consider its use in other areas where buffer space for bike lanes may be limited and/or it's deemed preferential to do so based on the City's analysis. Information about the ZICLA Zippers, including detailed illustrations of the product, is also attached for reference purposes.

The City had been anticipating the receipt of grant funding to assist in purchasing the ZICLA Zippers but was recently informed that funding could not be made available. Given the community's continued support of the project, Administration has identified funding within the

General Fund Contingency that could be appropriated in order to proceed with the project and allow for the order of the ZICLA Zippers. It's anticipated that City staff from the Stormwater, Pavement, and Traffic Operations Department will install the product while training is also provided by ZICLA during installation.

Recommendation: Administration recommends that City Council adopt the attached resolution approving a transfer in the amount of \$48,000 from the balance of the General Fund Contingency (0001) to the Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809) for the Buffered Bike Lane Enhancement Pilot Project (Oracle TBD); and providing an effective date.

Cost/Funding/Assessment Information: Funds will be available after the approval of a transfer in the amount of \$48,000 from the balance of the General Fund Contingency (0001) to the Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809). After the above transfer, the remaining balance of the General Fund Contingency will be \$1,309,147.

Attachments:

- (1) Resolution
- (2) Project Location Map
- (3) ZICLA Zipper - Bicycle Safety Equipment Supplementary Information

Approvals:

Administration *James A. Corbett* Budget *Lance Stanford*

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING A TRANSFER IN THE AMOUNT OF \$48,000 FROM THE BALANCE OF THE GENERAL FUND CONTINGENCY (0001) TO THE TRANSPORTATION AND PARKING MANAGEMENT DEPARTMENT, BICYCLE/PEDESTRIAN PLANNING DIVISION (281-1809) FOR THE BUFFERED BIKE LANE ENHANCEMENT PILOT PROJECT (ORACLE TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg Comprehensive Plan calls for the City to “encourage and increase bicycle and pedestrian travel throughout the City of St. Petersburg”; and

WHEREAS, the City has adopted a Complete Streets Implementation Plan with a strategic approach that seeks to reduce the level of traffic stress for bicyclists by adding physical separation between bicycle infrastructure and motor vehicle lanes where traffic volumes and speeds increase; and

WHEREAS, Administration has developed the Buffered Bike Lane Enhancement Pilot Project that allows for the installation of a prefabricated bike lane channelizing curb that when installed, will enhance the existing buffered bike lane on First Avenue North between 20th Street and 28th Street by providing a physical separator; and

WHEREAS, the cost to purchase the product needed for the Buffered Bike Lane Enhancement Pilot Project is \$48,000; and

WHEREAS, Administration recommends approval of this Resolution; and

WHEREAS, after this transfer the remaining balance of the General Fund Contingency will be \$1,309,147.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the balance of the General Fund Contingency (0001), the following transfer for FY25:

General Fund Contingency (0001)

Transportation and Parking Management Department, Bicycle/Pedestrian Planning Division (281-1809)	\$48,000
--	----------

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00816182.docx

DEPARTMENT:

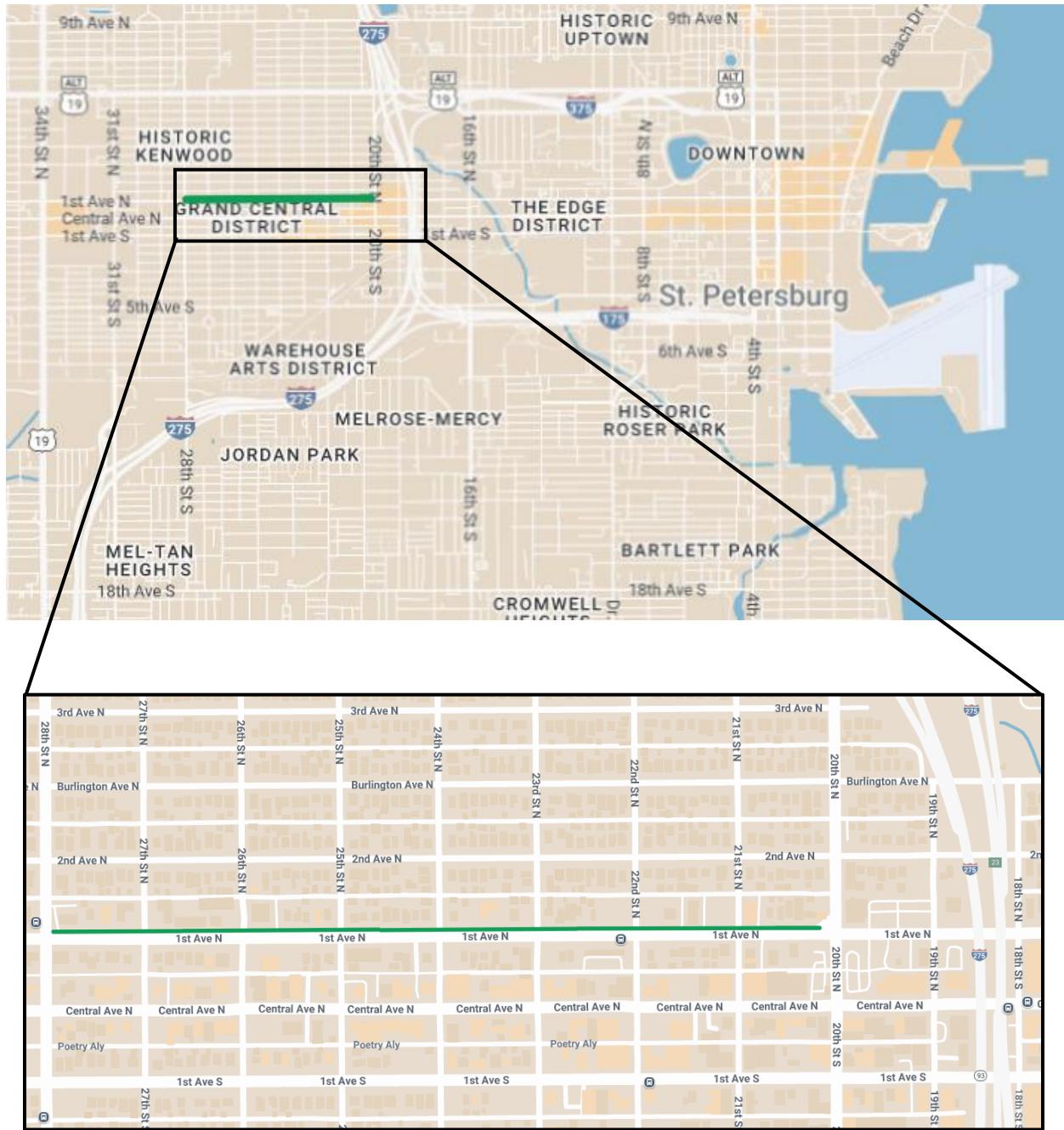


BUDGET:



Buffered Bike Lane Enhancement - ZICLA Zippers

Project Location Map



Buffered Bike Lane Enhancement - ZICLA Zippers

Product Supplemental Information

The attached pages are excerpts from the ZICLA Zipper System User Guide and Installation Manual that have been selected to provide the most relevant information associated with the project to provide the ZICLA Zippers on 1st Avenue North between 20th Street and 28th Street.

A full copy of the manual is available via the FDOT Approved Products List website located here - <https://path.fdot.gov/Products/Index/8977?approvalId=8467>.

ZICLA[®]

Zipper[®] System User Guide and Installation Manual.

Accessible, inclusive,
friendly streets with a small
environmental footprint.

The **Zipper®** system.

The Zipper® system make it possible to transform urban space quickly by building **segregated bike lanes** and roundabouts, and by modifying the **radius of curvature** of the corners at intersections. It protects cyclists and prevents other vehicles on the road from invading the bike lanes. It is modular and its modules can be installed continuously or discontinuously, allowing the construction of multiple configurations.

- ① It can be adapted to any kind of road surface.
- ② It is highly visible because 50% of the surface of its modules is retroreflective.
- ③ Its modules are manufactured from recycled plastic so its environmental impact is minimal. It is an **ecodesigned product**.
- ④ It is competitive because it makes it possible to carry out a project with minimal intervention on the public roads.
- ⑤ Its modules are highly resistant to impact and bad weather and they can be anchored to the road surface.

The Zipper® modules.

The Zipper® system is made of two different components: Zipper® A and Zipper® B.

100% recycled plastic.

It is highly resistant to impact.

Zipper® A: Four anchorage points.
Zipper® B: Three anchorage points.

The Emblem of Guarantee
of Environmental Quality



Almost 50% of its surface is retroreflective.



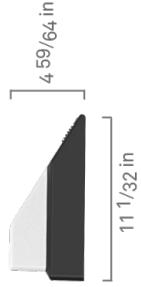
100%
recycled plastic

Zipper® A



11 lb 7 oz

18 lb 2 oz of CO₂ equiv/u

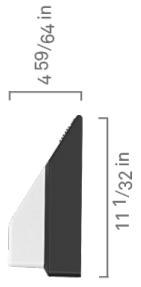


Zipper® B



7 lb 15 oz

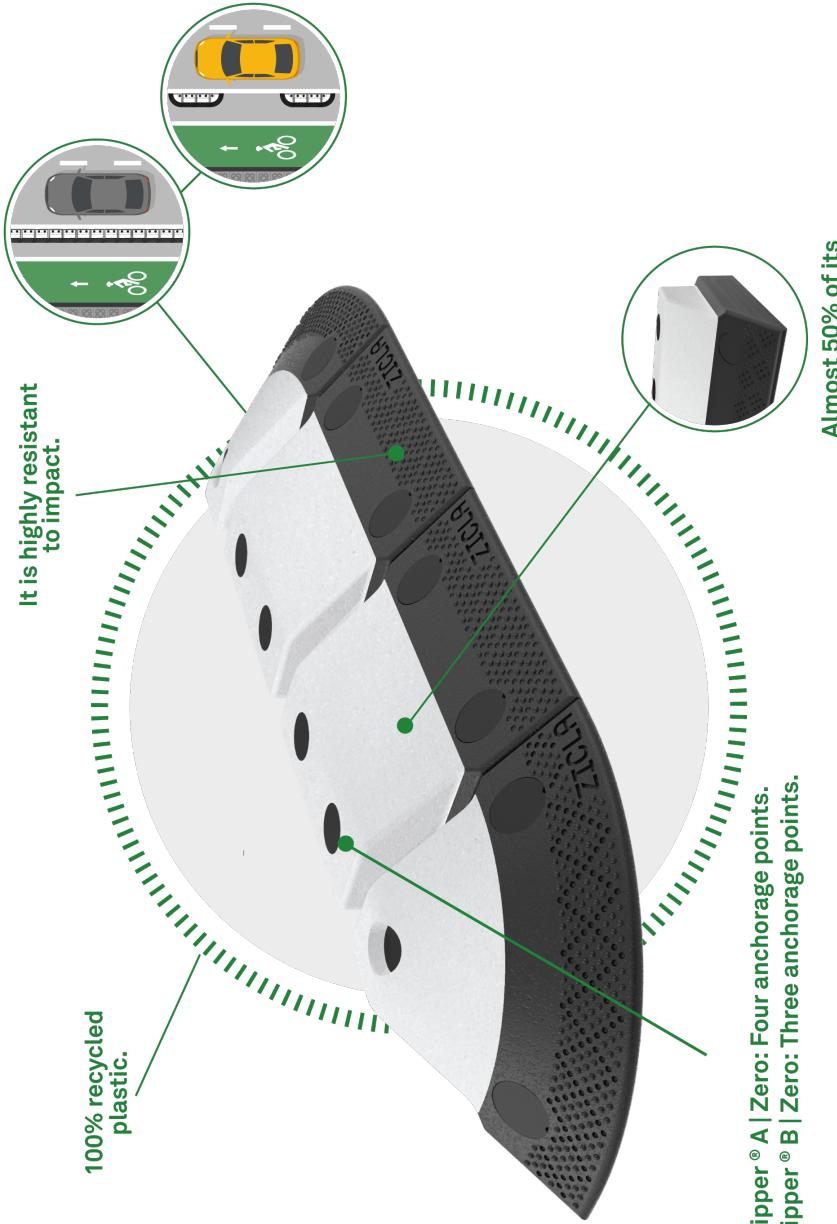
14 lb 915oz of CO₂ equiv/u



The Zipper® | Zero modules.

The Zipper® system (Zero line) is made of two different components: Zipper® A | Zero and Zipper® B | Zero.

100% recycled plastic.



The Emblem of Guarantee of Environmental Quality

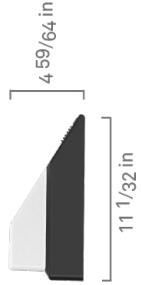


Accessible, inclusive, friendly streets with a small environmental footprint.

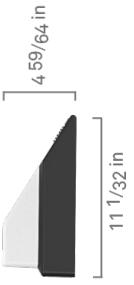
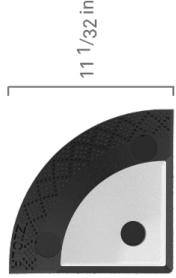
PROPERTIES.

Zipper® A | Zero

8 lb 8 oz
7 lb 8 oz of CO₂ equiv/u

**Zipper® B | Zero**

5 lb 7 oz
4 lb 11 oz of CO₂ equiv/u

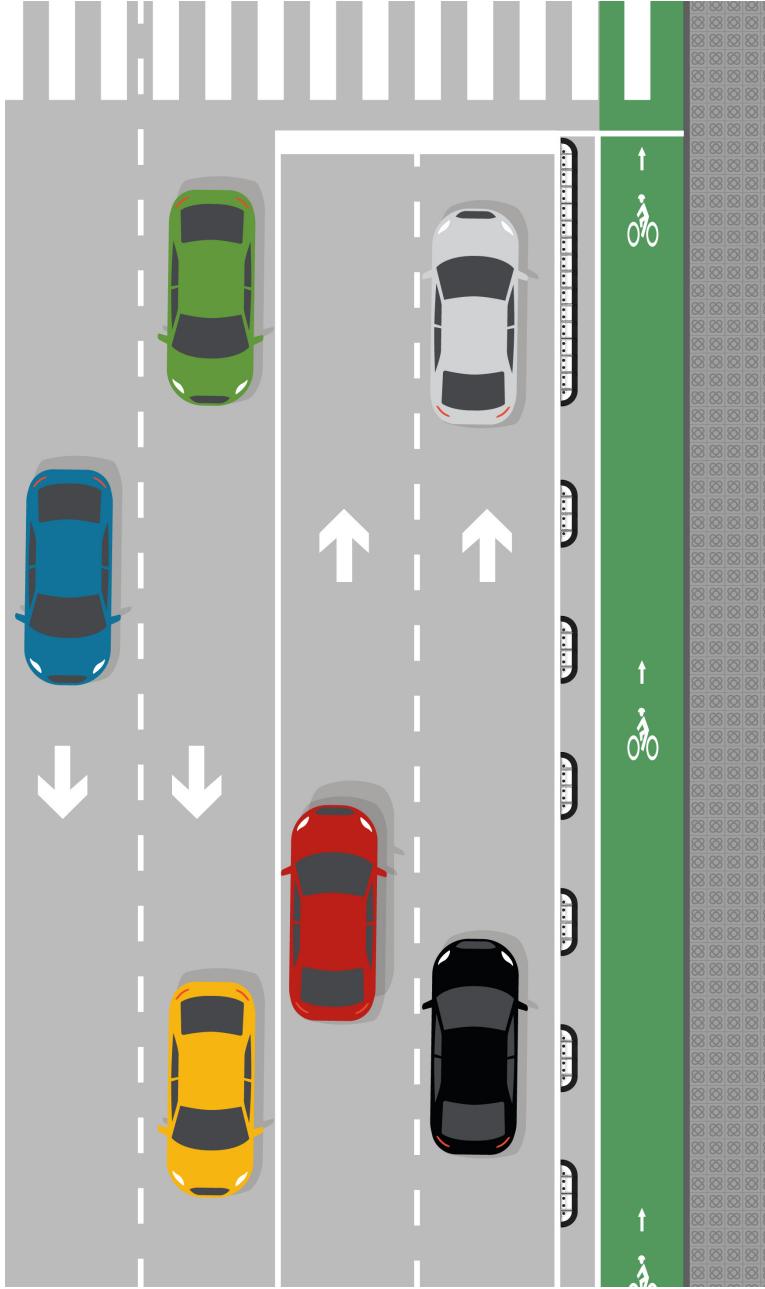


Zipper® system modularity.

One of the main properties of Zipper® system is its own modularity. You can create many different configurations in order to solve each situation.



Zipper® & Zipper® | Zero configurations.



BAAB CONFIGURATION.

The BAAB configuration is the ideal option when the available buffer space is limited.

The distance between the BAAB sets can be reduced or eliminated to make the bike lane less crossable, thus increasing safety at areas near an intersection or high-traffic areas.

Zipper® system properties.



NIGHTTIME VISIBILITY.

Zipper® system modules are highly visible thanks to the fact that almost 50% of their surface is retroreflective.

DAYTIME VISIBILITY: COLOR.

White is the standard color of the retroreflective surface of Zipper® system modules.

Zipper® A

Available colors



Zipper® A | Zero

Available colors



Zipper® B

Available colors



Zipper® B | Zero

Available colors





MATERIAL USED TO MANUFACTURE THE Zipper® A and Zipper® B MODULES.

The Zipper® system modules are manufactured using various mixtures of plastic waste of industrial and post-consumer origin, basically PVC from remnants of tarpaulins, hoses, coating of electrical cables, materials out of the norm, etc. Thanks to this, the Zipper® system has the Emblem of Guaranty of Environmental Quality which is an eco-label that recognizes products and services that exceed certain environmental quality requirements beyond those established as mandatory by the current regulations.

Material properties	Unit	Regulation	Value
Hardness	ShD	ASTM D2240	41
Tensile strength	MPa	ASTM D638	10.2
Elongation at break	%	ASTM D638	10.1
Tear resistance	kN/m	ASTM D624	27.2
Taber abrasion loss	mg/1.000	ASTM D4060	262
Lightfastness		ASTM G154	Excellent
Resistance to acids		ASTM D471	Excellent
Resistance to bases		ASTM D471	Excellent
Reaction to fire		UL94	V-0
Density	g/cm ³	ASTM D792	1.25



MATERIAL USED TO MANUFACTURE THE Zipper® A | Zero and Zipper® B | Zero MODULES.

The Zipper® system (Zero line) modules are manufactured using a material developed entirely from post-consumer waste of municipal origin. This waste comes from municipal waste treatment plants and is made up of all mixed plastic waste whose type separation would be very complex and expensive, and which usually is landfilled or incinerated. This waste comes from municipal waste treatment plants and is made up of all mixed plastic waste whose type separation would be very complex and expensive, and which usually is landfilled or incinerated. This material has the Blue Angel, a German eco-label that recognizes environmentally friendly products and services.

Material properties	Unit	Regulation	Value
Hardness	ShD	ASTM D2240	55
Tensile strength	MPa	ASTM D638	8
Elongation at break	%	ASTM D638	10.3
Tear resistance	kN/m	ASTM D624	7.9
Taber abrasion loss	mg/1,000	ASTM D4060	8
Lightfastness		ASTM G154	Excellent
Resistance to acids		ASTM D471	Excellent
Resistance to bases		ASTM D471	Excellent
Reaction to fire		Euroclass	E
Density	g/cm ³	ASTM D792	0.996

Chemical anchors.

Chemical anchors work well on both bituminous and concrete pavement. For this reason, it is recommended to use this type of anchorage when you are not sure about the type of existing pavement or its condition at the installation site.

The chemical anchor consists of a threaded rod of 15/32 in and a 15/32 in hexagonal nut, and is installed using epoxy, polyester or styrene-free resins (The use of a resin without styrene is suggested because styrene emits a strong odor and can be toxic if inhaled deeply). These types of resin have demonstrated good performance in all climatic conditions and all types of pavement.

When using chemical anchor, attention should be paid to the following two aspects:

- Both the rods and the holes where they are to be inserted should be clean and dust-free.
- The curing time of the resin varies according to weather conditions. The instruction manual of the resin manufacturer should provide information on this point and it is recommended to always consult the manufacturer's safety data sheet before its use.

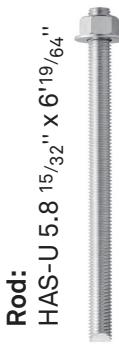
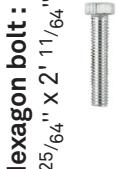
The chemical anchors must:

- Be zinc galvanized steel of grade 5,8 or higher (with a minimum coating of 5 μm).
- Have a minimum length of 5 29/32 in, with 1 31/32 in inside the module and the remaining 3 15/16 in below the road surface. For concrete roadways, the anchorage can be shorter, but never shorter than 31/32 in.
- Be 15/32 in diameter to withstand the impact of the wheel of an average vehicle. However, if the road has a heavy traffic of heavy vehicles, or if the rate of accidents in the streets of the city is high, it is recommended to increase the diameter of the rod to 35/64 in or even to 5/8 in.

This is possible since Zipper® system modules can accommodate anchors of different diameters.

Comparative table of anchors of the Zipper® system.

The following table summarizes the most suitable types of anchor for the different types of flooring.

		CHEMICAL ANCHOR			MECHANICAL ANCHOR		
		Anchor Rod	Internally Threaded Insert	Screw Anchor	Wedge Anchor		
✓	Pavements no Bituminous	Rod: HAS-U 5.8 15/32" x 6'19/64" 	Hexagon bolt: 25/64" x 2' 11/64" 	Screw: HUS-HR 25/64" x 5' 1/8" 	Kwik bolt: HSV 15/32" x 5' 29/32" 		
✓	Pavements Bituminous	Resin: HIT HY -10 	Threaded insert: HIS-N 25/64" x 4' 21/64" 	Injectable hybrid mortar: HIT HY-10 			
	Permanent long duration				✓	✓	
	Long-lasting reversible			✓	✓	✓	
	Reversible short duration				✓		

Tools and materials required to install Zipper® system modules.

MAIN MATERIALS AND TOOLS RECOMMENDED TO INSTALL Zipper® SYSTEM MODULES



1. 15/32 IN. DIAMETER DRILL.



2. AIR COMPRESSOR TO REMOVE THE DUST THAT OCCUPIES THE HOLES AND A VACUUM TO AVOID THE DISPERSION OF THE DUST.



3. RESIN DISPENSER GUN.



4. SOCKET WRENCH FOR NUTS.

Installation process of the Zipper® system modules. Chemical anchors.

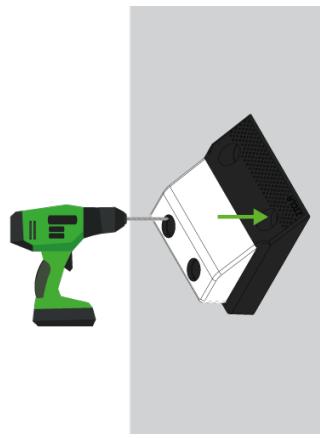


Figure 1 - Place the modules and mark the holes.

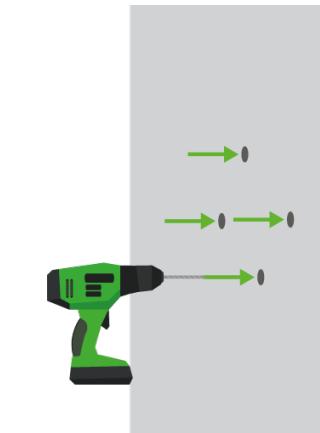


Figure 2 - Drill the holes.

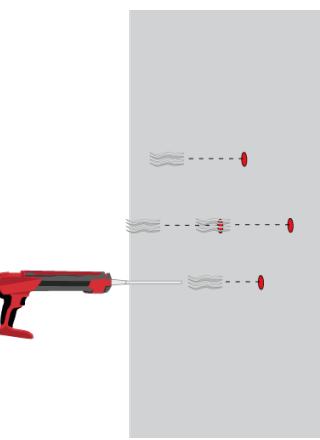


Figure 3 - Blow away and vacuum the dust.

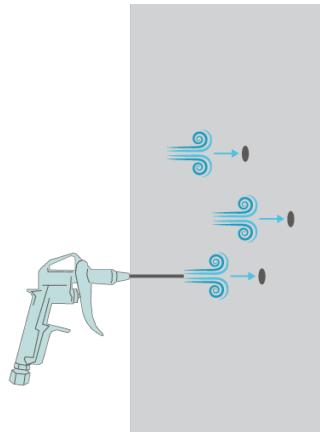


Figure 4 - Inject the resin.

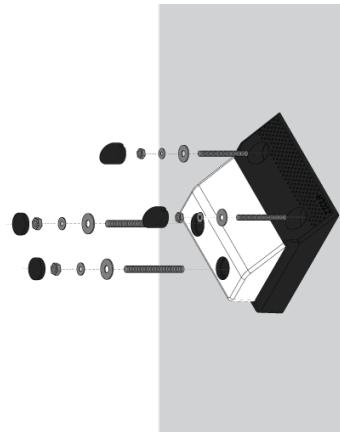


Figure 5 - Install the anchors. To ensure that the threaded rod is correctly anchored, it should be rotated while being inserted into the hole (full of resin) so that it is covered completely with resin. Once the resin is dry, tighten the nuts with the socket wrench.

Accessible, inclusive, friendly streets with a small environmental footprint.
INSTALLATION PROCES.

Removal and re-installation of the Zipper® system modules.

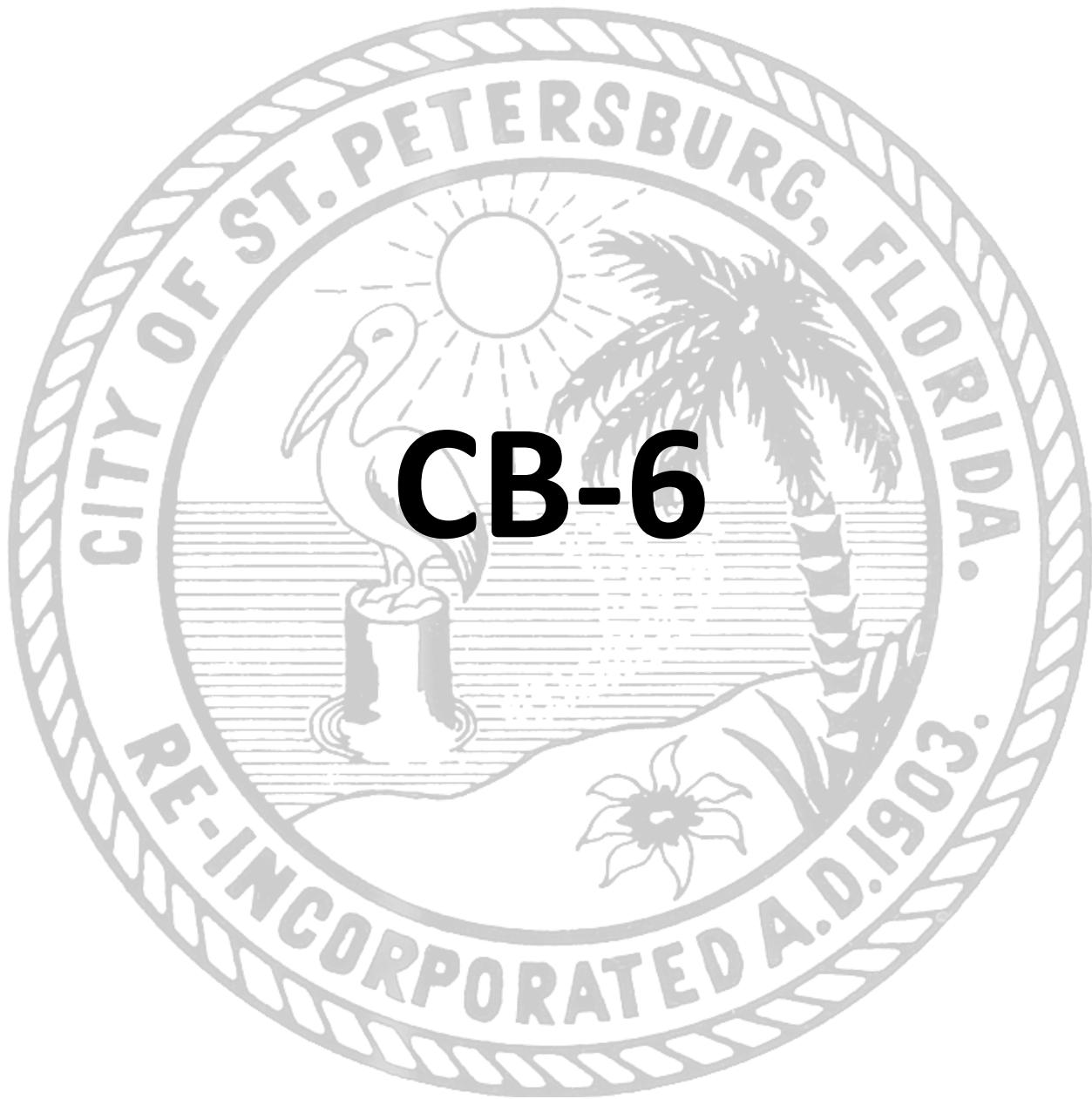
Sometimes it may be necessary to temporarily remove the Zipper® system modules. Some of the most common reasons are:

- Celebration of special events in the streets of the city.
- Repainting of the horizontal street signs.
- Street surface repair: If you want to repave the road without removing the Zipper® system modules, they must be covered to protect the retroreflective paint. If street repair work involves milling the entire surface of the street, it is advisable to remove the anchors to avoid damage to the milling equipment.

The removal of the Zipper® system modules requires the same precautions as its installation, in terms of pre-signaling to prevent and protect users of the street from which works are being carried out. Warning signs should be installed both at motorized traffic on the road and at bike lane users.

The following page(s) contain the backup material for Agenda Item: A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. (“A/E”) dated October 5, 2023, as amended, for A/E to provide a comprehensive master plan and opinion of probable cost for the Fire Training Facility Project in an amount not to exceed \$71,795; providing that the total contract amount shall not exceed \$238,450; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10, 2025

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

SUBJECT: A Resolution approving the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") dated October 5, 2023, as amended, for A/E to provide a comprehensive master plan and opinion of probable cost for the Fire Training Facility Project in an amount not to exceed \$71,795; providing that the total contract amount shall not exceed \$238,450; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

EXPLANATION: On August 17, 2023, City Council acknowledged the selection of Sweet Sparkman Architects, Inc. as the most qualified firm to provide architectural design services for the Public Safety Training Facilities Project and authorized design services in an amount not to exceed of \$166,655 for the predesign analysis, programming, master planning and conceptual design for a new Public Safety Training Facility. The intended facility would combine the St. Petersburg Police Canine Unit and the St. Petersburg Fire & Rescue Training complex on approximately six acres of the adjoining Lake Maggiore brush site.

Following the completion of this effort, Administration determined that combining the two functions at the one location was not the most cost-effective solution. As such, alternate site options, including relocation of the Canine Unit to another site, and redeveloping the Fire & Rescue training on the existing campus in a phased approach were evaluated. A parcel has been identified for the Canine Unit and a test-fit analysis has been performed.

On May 17, 2024, Administration approved the First Amendment to the A/E Agreement in the amount of \$19,970 from the previously approved project allowance, for A/E to determine the initial feasibility of using the existing fire training site to accommodate the Fire & Rescue Department's long term training needs.

The Second Amendment to the A/E agreement shall include the development of a master plan that will encompass the entirety of the fire training operations, but structured to include site preparation, utility infrastructure and construction of the logistics building as part of the first phase to ensure the existing training operations is not impacted during construction. The master plan will assess the long-term needs of the facility, as well as assessing the potential impacts and suggested modifications to the adjoining Lake Maggiore brush site. At the conclusion of the master plan phase, the A/E will develop an initial cost estimate of the phased development approach.

The A/E Agreement, First Amendment, and Second Amendment include the following phases and associated not to exceed costs respectively:

Agreement		Approved	Authorized
	Project Set-up and Admin	\$ 35,630.00	\$ 35,650.00
	Pre-Design Services	\$ 43,025.00	\$ 81,290.00
	Preliminary Design Services	\$ 88,000.00	\$ 88,000.00
	Allowance	\$ 20,000.00	

	Sub-Total	\$ 186,655.00	\$ 166,665.00
First Amendment	<u>Feasibility Study</u>		\$ 19,970.00
	Sub-Total		\$ 19,970.00
			(\$30 unauthorized)
Second Amendment			
	Master Plan and Opinion of Probable		
	Cost	\$ 71,795.00	
	Total	\$ 258,450.00	

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. (“A/E”) dated October 5, 2023, as amended, for A/E to provide a comprehensive master plan and opinion of probable cost for the Fire Training Facility Project in an amount not to exceed \$71,795; providing that the total contract amount shall not exceed \$238,450; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

COST/FUNDING INFORMATION: Funding has been previously appropriated in the Public Safety Capital Improvement Fund (3025), Public Safety Training Facilities Project (19157).

ATTACHMENTS: Amended Appendices
Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND SWEET SPARKMAN ARCHITECTS, INC. (“A/E”) DATED OCTOBER 5, 2023, AS AMENDED, FOR A/E TO PROVIDE A MASTER PLAN AND AN OPINION OF PROBABLE COST RELATED TO THE FIRE TRAINING FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED \$71,795; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$238,450; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 22209-018; ORACLE NO. 19157)

WHEREAS, on August 17, 2023, the City of St. Petersburg, Florida (“City”) and Sweet Sparkman Architects, Inc. (“A/E”) executed an architect/engineering agreement for A/E to provide project set-up and administration, pre-design and preliminary design services related to the Fire Training Facility Project (“Project”) in the amount of \$186,655, which amount included a \$20,000 allowance; and

WHEREAS, on May 17, 2024, Administration executed the First Amendment for A/E to prepare a feasibility study related to the Project in an amount not to exceed \$19,970 (from the allowance); and

WHEREAS, Administration desires to enter into a Second Amendment for A/E to provide a comprehensive master plan and an opinion of probable cost for the Project in an amount not to exceed \$71,795, which amount includes an additional \$500 allowance and \$10,000 design contingency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Second Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. (“A/E”) dated October 5, 2023, as amended, for A/E to provide a master plan and an opinion of probable cost related to the Fire Training Facility Project in an amount not to exceed \$71,795 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$238,450.

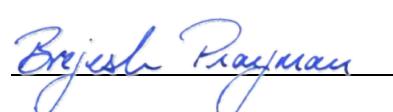
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a Second Amendment.

This resolution shall become effective immediately upon its adoption.

LEGAL:


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DEPARTMENT:



**ATTACHMENT 2 TO APPENDIX A - SCOPE OF SERVICES
PUBLIC SAFETY TRAINING FACILITIES
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018**

In addition to the services, activities, responsibilities and Deliverables set forth in Appendix A, the A/E shall also provide the services, activities, responsibilities and Deliverables set forth in this Attachment 2 to Appendix A as follows:

DESCRIPTION OF SCOPE

The City of St. Petersburg is seeking to engage the services of Sweet Sparkman Architects Inc. to develop a comprehensive master plan for its Fire Training Facility. The goal of the master plan is to provide a phased, strategic framework for future development that supports incremental implementation aligned with operational priorities and available funding. The project site is located at the existing St. Petersburg Fire Training Facility at 3200 22nd Street South, St. Petersburg, FL 33712.

As part of this effort, the existing K-9 compound, currently located on site, will be relocated to an off-site location. The area previously occupied by the K-9 compound shall be incorporated into the overall master planning process to ensure efficient land use, accommodate evolving training needs, and support the facility's long-term growth.

Task 5 – Opinion of Probable Cost (Additional Services)

At the conclusion of the Master Planning process, SSAI and its consultants will develop a preliminary construction budget encompassing both horizontal (site) and vertical (building) development components. This initial estimate will be provided as a rough order of magnitude (ROM), intended to offer a high-level understanding of potential project costs. The budget will be expressed using cost-per-square-foot metrics and/or lump sum approximations, recognizing that further design development and coordination will be necessary to refine the estimate in subsequent project phases.

Task 6 – Master Plan - Existing Site (Additional Services)

The master plan shall be structured to accommodate phased development, with Phase One anticipated to include site preparation, utility infrastructure, and construction of the Logistics Building. It will be essential that existing training operations remain functional to the greatest extent possible throughout Phase One construction.

During the programming phase, a clear distinction between essential requirements and desirable enhancements ("needs vs. wants") should be established to inform project prioritization effectively.

Parking studies should evaluate the long-term needs for the site and assess potential impacts on the neighboring brush site. As part of the phased implementation strategy, the design should avoid encroachment into the brush site during Phase One and explore alternative mitigation measures such as wind/dust screening or vegetative buffering. The Phase One development should also inform whether a formal parking lot is warranted, or if continued use of limited overflow parking along the fence line will adequately meet operational needs.

As part of the master plan scope, SSAI will collaborate closely with our civil engineering consultant to evaluate applicable land development regulations, including stormwater and floodplain requirements, setback and buffer standards, floor area ratio (FAR), impervious surface ratio (ISR), and parking requirements.

DELIVERABLES

Task 5 – Opinion of Probable Cost (Additional Services)

Task 6 - Master Plan – Existing Site (Additional Services)

*The master plan will be compiled into a single PDF document.

PROJECT TEAM

The key A/E Project team members include the following staff:

- Karl Bernhard-AIA, Principal in Charge
- Megan Suau-AIA, Project Manager
- Laura Lozano, Project Designer
- Dina Berg, Clerical

Subconsultants:

- Stantec-Civil Engineering

ATTACHMENT 2 TO APPENDIX B - FEE SCHEDULE
PUBLIC SAFETY TRAINING FACILITIES,
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018

In addition to the fees and costs set forth in Appendix B, the City shall pay A/E the fees and costs set forth in Attachment 2 to Appendix B, as follows:

I. Staff Hour Estimate: Additional Tasks								
Direct Labor Rates Classifications		Principal	Project Manager	Project Architect	Project Designer	Clerical	Total Hours	Labor Cost
Billing Rate		\$210	\$185	\$165	\$130	\$90.00		
TASK								
5	Opinion of Probable Cost	6	6	0	4	0	16	\$2,890.00
6	Master Plan	49	57	0	52	18	176	\$29,215.00
Total:								\$32,105.00

II. Fee Calculation					
Task	Labor Cost	Expenses	Subconsultant Services	Total Cost	Remarks
5	\$29,215.00		\$25,950.00	\$55,165.00	
6	\$2,890.00		\$3,240.00	\$6,130.00	

III. Fee Limit	
Lump Sum Cost	\$61,295.00
Allowance (reimbursables)	\$ 500.00
Design Contingency	\$10,000.00
Total Fee	\$71,795.00

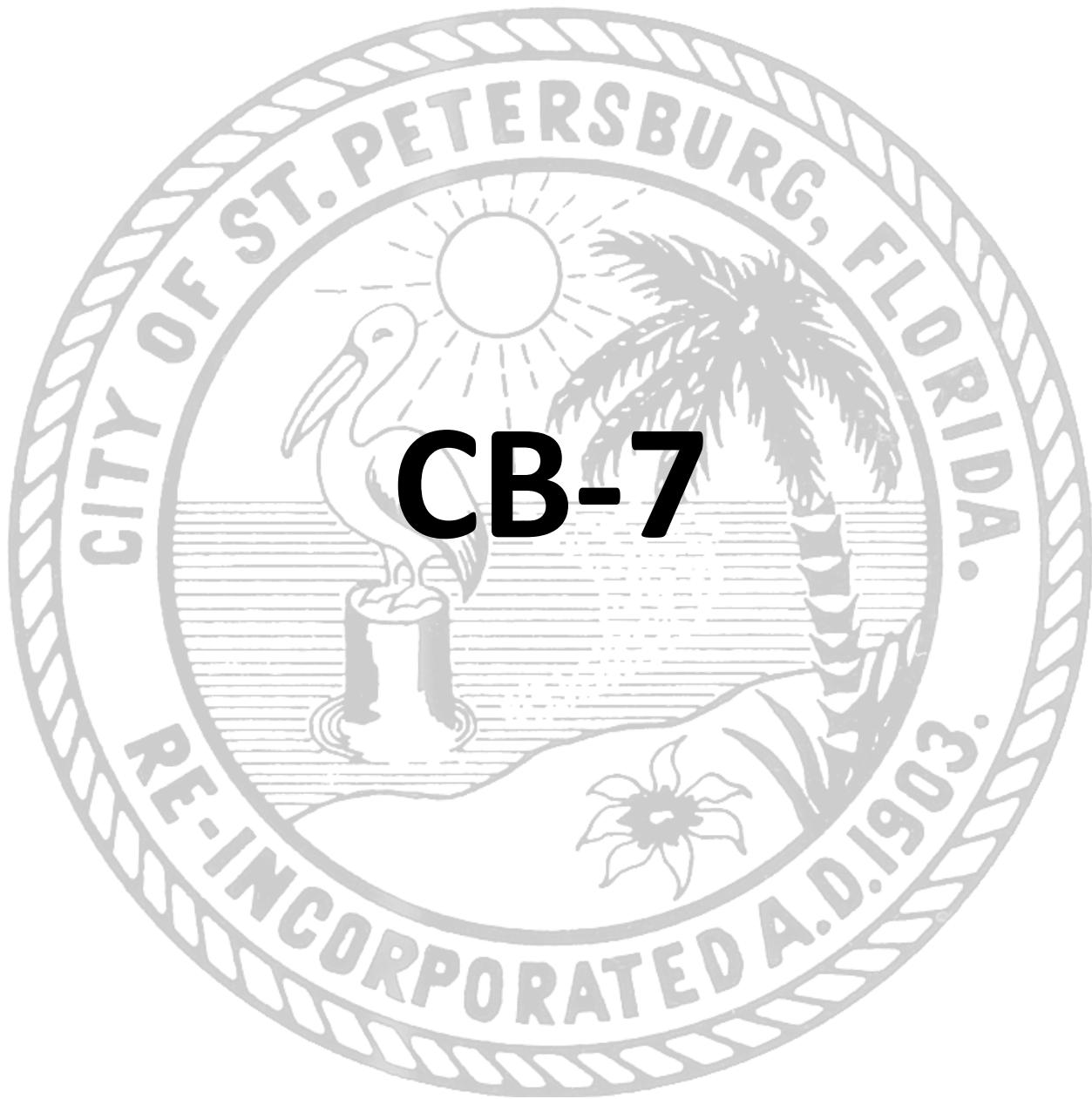
**ATTACHMENT 2 TO APPENDIX C - SCHEDULE
PUBLIC SAFETY TRAINING FACILITIES
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018**

In addition to the schedule/milestones set forth in Appendix C and Attachments 1 and 2 to Appendix C, the A/E shall perform the Scope of Services set forth in Attachment 2 to Appendix A in accordance with the following schedule/milestones:

Task :	Calendar Days/Weeks from NTP
Task #5: Opinion of Probable Cost (Additional Service)	20 working days (4 weeks)
Task #6: Master Plan - Existing Site (Additional Service)	40 working days (8 Weeks)

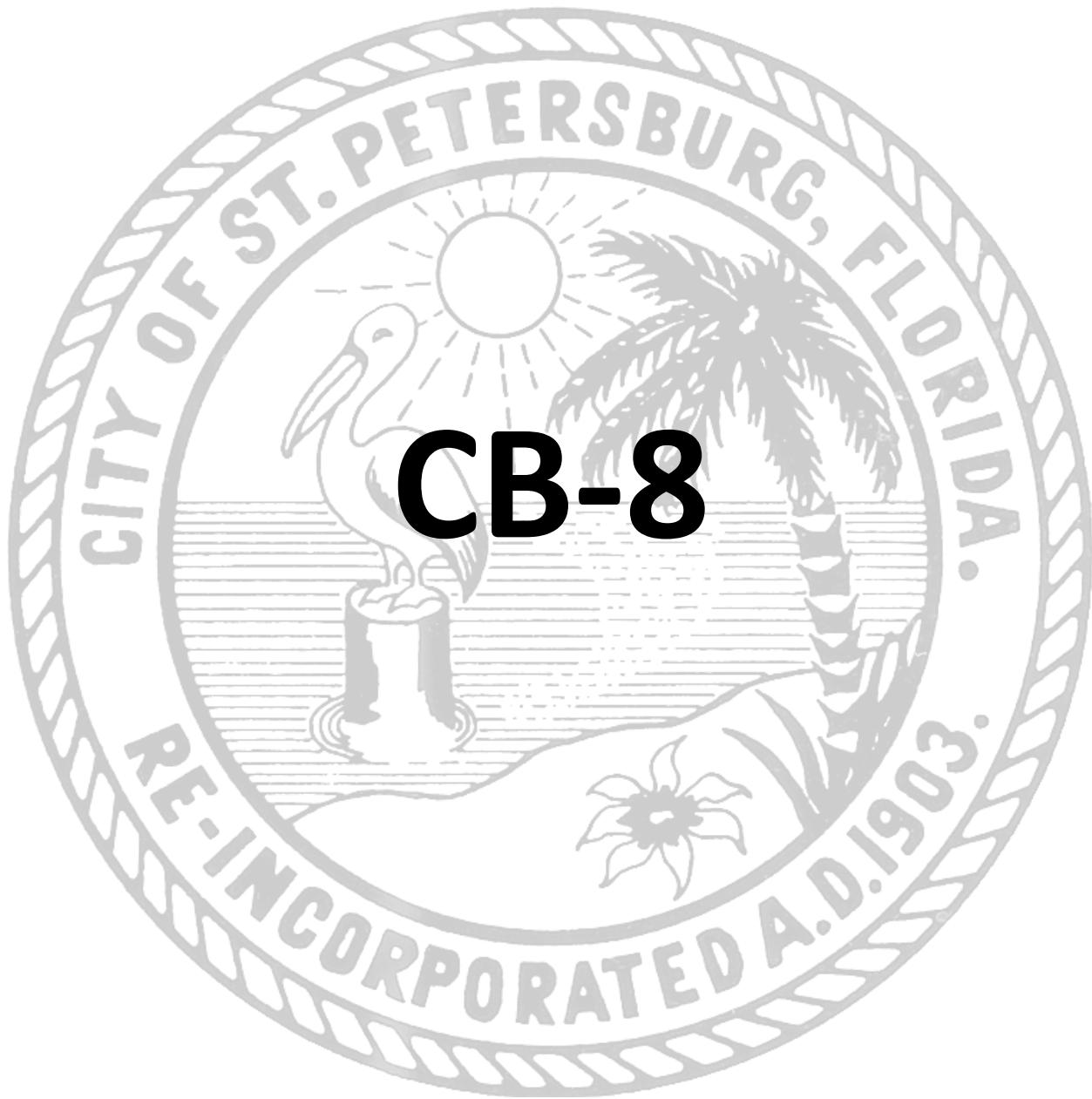
The following page(s) contain the backup material for Agenda Item: ~~A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-02-ASD/CFIP(A) to the Architect/Engineering Agreement dated July 12, 2024, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. FKA ASD|SKY (A/E) for A/E to provide continued services to include data collection, site visits, economic market analysis, project design meetings and stakeholder work sessions, preparation of design documents associated with the master plan and economic impact, and finalize the master plan related to the Center for the Arts Master Plan Phase II Project in an amount not to exceed \$103,982.90; providing that the total Task Order amount, as amended, shall not exceed \$199,669.20 (ECID Project No. 24192-130; Oracle No. 20371); and providing an effective date. [MOVED TO REPORTS AS ITEM F-6]~~

Please scroll down to view the backup material.



CB-7

The following page(s) contain the backup material for Agenda Item: A resolution approving a subrecipient agreement with the University of South Florida St. Petersburg (USF) for the City to provide funding to USF in an amount not to exceed \$336,860 as a pass through of Grant funds from the U.S. Department of Agriculture (USDA) for GreenCycle Composting Project activities; authorizing the Mayor or his designee to execute the subrecipient agreement and all other documents necessary to effectuate this transaction; and providing an effective date. Please scroll down to view the backup material.



CB-8

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of July 10th, 2025

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

SUBJECT: A Resolution approving a subrecipient agreement with the University of South Florida – St. Petersburg (“USF”) for the City to provide funding to USF in an amount not to exceed \$336,860 as a pass-through of grant funds from the U.S. Department of Agriculture (USDA) for GreenCycle Composting Project activities; authorizing the Mayor or his designee to execute the subrecipient agreement and all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The GreenCycle Composting Project 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 Project 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 project’s performance period is directed to start following the Council’s approval until February 28th, 2027. 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 a Resolution approving a subrecipient agreement with the University of South Florida – St. Petersburg (“USF”) for the City to provide funding to USF in an amount not to exceed \$336,860 as a pass-through of grant funds from the U.S. Department of Agriculture (USDA) for GreenCycle Composting Project activities; authorizing the Mayor or his designee to execute the subrecipient agreement and all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Fund (0001), Public Works Administration Department, Sustainability and Resilience Division (040.1251), GreenCycle Composting Initiative Project (20957).

ATTACHMENTS:

Resolution

Subrecipient agreement with University of South Florida St. Petersburg.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SUBRECIPIENT AGREEMENT WITH THE UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG (“USF”) FOR THE CITY TO PROVIDE FUNDING TO USF IN AN AMOUNT NOT TO EXCEED \$336,860 AS A PASS THROUGH OF GRANT FUNDS FROM THE U.S. DEPARTMENT OF AGRICULTURE (USDA) FOR GREENCYCLE COMPOSTING PROJECT ACTIVITIES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SUBRECIPIENT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City applied for and received a cost-reimbursement grant from the U.S. Department of Agriculture (“Grant”) to support the GreenCycle Composting Project, 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, pursuant to Resolution No. 2025-215 City Council previously authorized acceptance of the Grant and appropriated Grant funds in the amount of \$358,735 to the Public Works Administration, Sustainability and Resiliency Division (040-1251), GreenCycle Composting Initiative Project (20957); and

WHEREAS, City Administration recommends approval of a subrecipient agreement between the City and USF for the City to provide a portion of the Grant funds (not to exceed \$336,860) on a reimbursement basis to USF for USF’s activities associated with the GreenCycle Composting Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the subrecipient agreement with the University of South Florida St. Petersburg for the City to provide funding to USF in an amount not to exceed \$336,860 as a pass through of grant funds from the U.S. Department of Agriculture for GreenCycle Composting Project activities is hereby approved.

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

This resolution shall become effective immediately upon its adoption.

LEGAL: Chuburn DEPARTMENT: _____

THIS SUBRECIPIENT AGREEMENT (“Agreement”) is made and entered into on this _____ day of _____, 2025 (the “Effective Date”), by and between the City of St. Petersburg, Florida (“City”) and The University of South Florida St. Petersburg, the “Sub-recipient”) (each a “Party” and collectively, the “Parties”).

WITNESSETH:

NOW, THEREFORE, in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Purpose of Agreement.** The purpose of this Agreement is for the City to provide a subaward to Sub-recipient of the United States Department of Agriculture National Institute of Food and Agriculture Composting and Food Waste Reduction grant (“Award”) for Sub-recipient to perform and complete the project more particularly described in **Exhibit A, “Project”**. The Sub-recipient agrees to perform and complete the Project in a satisfactory, timely, and proper manner in accordance with all applicable Laws (as hereinafter defined) and the terms and conditions of this Agreement.
2. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and terminate on February 28, 2027 (“Term”), unless this Agreement is earlier terminated as provided for herein. This Agreement may be extended by mutual written agreement of the Parties provided that any such extension is subject to all necessary approvals by the City Council of the City of St. Petersburg, and further provided that this Agreement may only be extended for the duration allowed by applicable Laws.

3. Project Funding and Budget.

- a. **Payment.** The City shall provide to the Sub-recipient, on a reimbursement basis, pursuant to the “Project Budget” set forth in **Exhibit B**, an amount not to exceed three hundred thirty-six thousand eight hundred and sixty dollars (\$336,860). (“Maximum Amount”) for the Sub-recipient’s performance and completion of the Project. The Sub-recipient is responsible for all costs associated with matching funds as set forth in Exhibit B. .

b. Disbursement of Funds.

- i. Disbursement of funds will be made on a reimbursement basis after (i) the City’s review and approval of documentation that evidences payment of expenditures, and (ii) the City’s receipt of reimbursement from the Award grantor for the applicable expenditures. Requests for reimbursement shall include an invoice and supporting documentation for the period of work being billed that are acceptable to the City. The Sub-recipient shall use a format for the invoice that is approved by the City. Invoices shall be submitted by the Sub-recipient in detail sufficient for a proper pre-audit and post-audit based on the quantifiable, measurable and verifiable units of deliverables identified in Exhibit A.

- ii. All reimbursement requests shall include the following for each expenditure item listed in the Project Budget, and any other information deemed necessary by the City (in its discretion), prior to each disbursement:

- a) a copy of invoices with date of service or for purchase of eligible items. For material and supplies purchased, if applicable, the invoice or cash register receipt must have a description of each item for which reimbursement is requested and must be legible;

b) a copy of canceled checks or proof of electronic payment from Sub-recipient. For an item to be approved for reimbursement, the name of the vendor on a canceled check or electronic payment proof must match the name of the vendor on the corresponding invoice; and

c) a copy of signed time sheets and payroll documentation (in paper or electronic format acceptable to the City) for salary costs, if applicable.

iii. Reimbursement requests shall be made by the Sub-recipient during the first five (5) days of any given calendar month in which the request is made. All requests for payment made after the fifth day of the month will be held for processing until the next month.

ii. Sub-recipient agrees (i) not to expend funds received under this Agreement for items which are not set forth in the Project Budget (ii) not to expend funds in a total amount which exceeds the corresponding dollar value for any items in the Project Budget and (iii) not to expend funds received under this Agreement for Ineligible Costs. The Mayor (or his designee) and the Sub-recipient may mutually agree in writing to make changes to the Project Budget in a manner determined to be reasonably necessary to maximize the value of the Project (e.g. by increasing the amount for one item in the Project Budget and making a corresponding reduction in the amount for another item in the Project Budget), provided that such changes do not result in an increase to the Maximum Amount. If the Mayor (or his designee) and the Sub-recipient mutually agree in writing to change the Project Budget and such change does not result in an increase to the Maximum Amount, such written document will be attached to Exhibit B and such exhibit will be deemed amended accordingly.

c. **Eligible Costs.** Funding provided by the City pursuant to this Agreement will only be available during the Term for eligible costs identified in the Project Budget and in accordance with applicable Laws. Subrecipient acknowledges and agrees that eligible costs are determined by applicable Laws. The City will have no responsibility or liability whatsoever for any costs not eligible for payment as determined by applicable Laws or this Agreement (“Ineligible Costs”).

d. **No Federal Obligation.** This Agreement is financed by federal funds. However, payments to the Sub-recipient will be made by the City. The United States is not a party to this Agreement and no reference in this Agreement, to the United States, federal government of the United States or any representatives of the federal government makes the United States a party to this Agreement.

e. **Subaward Contingent on Federal Funding.** The Sub-recipient acknowledges and agrees that the City’s payment of funds under this Agreement is contingent on the City receiving the funds from the federal government of the United States. If, for any reason, the federal government of the United States reduces the amount of federal funds available for this subaward, or otherwise fails to pay part of the cost or expense of the Project, only outstanding incurred costs within the limits of federal government of the United States provided financial assistance shall be eligible for reimbursement.

f. **Repayment of Funds.** If, after the City’s disbursement of funds, the City determines , based on applicable law(including 2 CFR Part 200) or the work and budget authorized under this Agreement that all or any portion of the funds disbursed to the Sub-recipient were for unallowable costs, the City shall provide the Sub-recipient with written notice specifying the nature of the unallowable costs and the proposed amount subject to repayment. The Sub-recipient shall respond in writing within thirty

(30) days of receiving such notice describing either or both why said costs are allowable and steps taken by Sub-recipient to make said costs allowable. After such process, if the City determines repayment of all or any portion of the funds is necessary, the Sub-recipient shall repay the amount of such funds to the City within thirty (30) days after final written notice of such determination.

g. Return of Unexpended Funds. The Sub-recipient shall return to the City all funds granted by the City under this Agreement that have not been expended for Project activities during the Term of this Agreement.

4. Records.

a. Project Costs. Sub-recipient shall prepare in accordance with generally accepted accounting practice and shall keep, at the address for delivery of notices set forth in this Agreement, accurate books of account. All books and records with respect to this Agreement must be kept by Sub-recipient and must be open to examination or audit by the City and the federal government of the United States for the longer of the following: (i) the Term of this Agreement, (ii) the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies, or (iii) the period set forth in the City's Award terms and conditions (which are attached hereto as **Exhibit C**). Nothing herein may be construed to allow destruction of records that may be required to be retained longer by applicable Laws. If any litigation, claim, or audit is started before the expiration of the required retention period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

b. Reports. The Sub-recipient shall submit to the City such data, reports, records, contracts and other documents relating to the Project as the City or federal government of the United States may require, including any documents described in **Exhibit A** to this Agreement. Sub-recipient will comply with all sub-recipient reporting requirements, as required by this Agreement and applicable Laws. Sub-recipient shall provide to the City all supporting documentation required by the City evidencing payment of eligible expenditures using funds provided pursuant to this Agreement. Sub-recipient shall provide such supporting documentation to the City monthly (during the first five (5) days of any given calendar month). Supporting documentation required by the City may include, but is not limited to, receipts, official vendor statements, cheque stubs, and credit card or bank statements supported by invoices.

c. Federal Record Retention Requirements. The Sub-recipient agrees to maintain property records, conduct physical inventories and develop control systems as required by 2 CFR Part 200, when applicable. In addition to any other record retention requirements set forth in this Agreement, the Sub-recipient shall comply with the record retention requirements of 2 CFR 200.333, as amended or replaced from time to time.

5. Audits. The administration of resources awarded through the City to the Sub-recipient by this Agreement may be subject to audits and/or monitoring by the City. The Sub-recipient shall provide an independent audit of all Project books, records and information by a Certified Public Accountant upon request by the City, at no cost to the City, within ninety (90) days of such request. Additionally, Sub-recipient is a non-Federal entity as defined by 2 C.F.R. Part 200, Subpart F as a subrecipient of a Federal award and is therefore subject to the requirements of 2 CFR Part 200 Subpart F, Audit Requirements. Without limiting the generality of the foregoing, in the event the Sub-recipient expends a total amount of Federal awards equal to or in excess of the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, the Sub-recipient must have a Federal single or program-specific audit for such fiscal year conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements.

6. Termination and Suspension.

a. Termination for Cause. If, through any cause, a Party fails to fulfill in a timely and proper manner its obligations under this Agreement, or if a Party violates any of the covenants, conditions or stipulations of this Agreement, the other Party will thereupon have the right to immediately terminate this Agreement by giving notice to the breaching Party of such termination. Further, if the Sub-recipient uses any funds provided by this Agreement for any purpose or expense other than authorized under this Agreement, the Sub-recipient shall repay such amount. Notwithstanding the foregoing, the breaching Party shall not be relieved of liability to the other Party for damages sustained by the other Party by virtue of any breach of this Agreement.

b. Termination for Convenience. This Agreement may be terminated at any time by the City for convenience upon thirty (30) days written notice to the Sub-recipient.

c. Outstanding Costs and Expenses; Unspent Advanced Funds. In the event this Agreement is terminated pursuant to this paragraph 6, all outstanding allowable costs incurred, including any allowable non-cancellable obligations, up to the date of termination will be due and payable to Sub-recipient. The Sub-recipient shall return to the City within thirty (30) days of termination all unspent advanced funds disbursed by the City, if any, under this Agreement that have not been expended by Sub-recipient for allowable costs incurred, including any allowable non-cancellable obligations, up to the date of termination. Sub-recipient acknowledges that allowable costs are determined by applicable Laws (including 2 C.F.R. Part 200) and this Agreement.

7. Contracts of the Sub-recipient. The disbursement of funds to third parties (whether as a subaward or to a contractor or beneficiary) in connection with the performance and completion of the Project by Sub-recipient under this Agreement is permitted; provided, however, that the Sub-recipient may not enter into any lower tier third party contract, including any subaward agreement, financed in whole or in part with financial assistance under this Agreement without the prior written approval of the City. Sub-recipient shall be solely responsible for ensuring that any person or entity receiving a subaward of the financial assistance provided hereunder (“Sub-subrecipient”) and any contractor hired or used by Sub-recipient in connection with the performance and completion of the Project (“Sub-recipient Contractor”) act in a manner consistent with and in accordance with the terms and conditions of this Agreement and applicable Laws. Sub-recipient shall include in each agreement financed in whole or in part with financial assistance under this Agreement all contract provisions required by applicable Laws. Sub-recipient shall require every Sub-subrecipient and every Sub-recipient Contractor to defend and indemnify the Indemnified Parties to the same extent as Sub-recipient and obtain and maintain the same types and amount of insurance as Sub-recipient is required to obtain and maintain, including naming the Indemnified Parties as additional insureds under such policies.

8. Indemnification.

a. Solely to the extent permitted by the scope, provisions, and limits of Subrecipient’s waiver of sovereign immunity under section 768.28, Florida Statutes, Sub-recipient 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 Sub-recipient, its employees, agents, representatives, contractors, subcontractors, consultants or sub-consultants; or
- (ii) The failure of Sub-recipient, its employees, agents, representatives, contractors, subcontractors, consultants or sub-consultants to comply and conform with applicable Laws (as defined herein); or
- (iii) Any negligent act or omission of Sub-recipient, its employees, agents, representatives, contractors, subcontractors, consultants, or subconsultants, whether or not such negligence is claimed to be either solely that of Sub-recipient, its employees, agents, representatives, contractors, subcontractors, consultants or subconsultants 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 Sub-recipient, its employees, agents, representatives, contractors, subcontractors, consultants or sub-consultants; or
- (v) Sub-recipient'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).

- b.** The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Sub-recipient pursuant to this Agreement or otherwise obtained by Sub-recipient, and the provisions of this paragraph 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.
- c.** Nothing contained in this Agreement is intended to nor shall it be construed as an additional waiver of sovereign immunity by the Sub-recipient beyond the Sub-recipient'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.

9. Insurance. Sub-recipient has (i) Workers' Compensation coverage provided in compliance with Florida law; (ii) General Liability coverage with limits of \$200,000 each person and \$300,000 each occurrence provided pursuant to Chpt. 284, Part II, § 768.28, Fla. Stat., and any rules promulgated thereunder; and (iii) Automobile Liability coverage with general liability limits of \$200,000 each person and \$300,000 each occurrence and personal injury limits of \$10,000 each person and \$10,000 each occurrence provided pursuant to Chpt. 284, Part II, § 768.28, Fla. Stat., the Florida Vehicle No-Fault Law, and any rules promulgated thereunder. Sub-recipient shall provide the City evidence of its self-insurance upon written request.

10. General Federal Requirements. The Sub-recipient acknowledges that federal grant requirements are subject to change and agrees that the most recent requirements shall govern its obligations under this Agreement at all times.

a. Governing Regulations. In performing the Project, the Sub-recipient agrees to comply with all applicable requirements of 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.". The Sub-recipient may not enter into any lower tier third party contract, including any subaward agreement, financed in whole or in part with financial assistance under this Agreement without the prior written approval of the City.

b. Federal Contract Provisions. Subrecipient acknowledges that Subrecipient's compliance with each applicable provision of the "City of St. Petersburg Federal Contract Provisions Rider" attached to this Agreement as **Exhibit D** is an essential element of the Agreement.

c. Federal Certification and Assurances; Execution and Incorporation. The Sub-recipient agrees to comply with and to certify compliance with all current federally required certifications and assurances for the grant program under which the federally funded subaward provided by this Agreement is made.

d. Performance Monitoring. In accordance with 2 CFR §200.332 (b), the following post-award monitoring activities may be performed by City to ensure funds provided pursuant to this Agreement are used for authorized purposes, in compliance with Federal statutes, regulations, and the terms and conditions of this Agreement; and that any performance metrics described in Exhibit A are achieved:

- i. Reviewing required financial and performance reports prepared and submitted by Sub-recipient to City.
- ii. Performing desk and/or on-site review of the Sub-recipient's Project operations.
- iii. Verifying that the Subrecipient is audited, where required by 2 CFR Part 200, Subpart F – Audit Requirements when it is expected that the Subrecipient's Federal awards expended during its respective fiscal year equal or exceed the threshold set forth in 2 CFR §200.501.
- iv. Following up and ensuring the Subrecipient takes timely and appropriate action on all deficiencies, pertaining to the Agreement, detected through audits, on-site reviews, and other means.
- v. Issuing a management decision for applicable audit findings pertaining to the Agreement as required in 2 CFR §200.521.

Based upon the results of the pre-award risk assessment and any post-award monitoring activities as defined above, the City may utilize the following monitoring tools and activities to ensure proper accountability and compliance with Project requirements and achievement of performance goals:

- i. Provide Subrecipient with training and technical assistance on Project-related matters.
- ii. Perform follow-up desk and/or on-site reviews of the Subrecipient's Project operations.
- iii. Consider whether the results of the Subrecipient's audits, on-site-reviews, or other monitoring indicate conditions necessitating adjustments to City's own records.

Notwithstanding any access to record requirements contained elsewhere in this Agreement, Subrecipient agrees to cooperate and participate with the above monitoring activities and tools conducted by the City to include, but not limited to, providing access to Subrecipient's records and financial statements, as

necessary, for City to meet these monitoring requirements.

In the event of City's determination of noncompliance by Subrecipient as it relates to Subrecipient's performance under the Agreement, the City may take enforcement action steps in accordance with this Agreement.

11. 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.

12. Miscellaneous Provisions.

a. Compliance with Laws. Sub-recipient shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, the orders and decrees of lawful authorities having jurisdiction over the matter at issue, and Office of Community Oriented Policing Services (COPS) Community Policing Development (CPD) Microgrant program guidance (collectively, "Laws"), including but not limited to Florida laws regarding public records. Sub-recipient hereby makes all certifications required under Florida Statute section 287.135. Sub-recipient shall also comply with all applicable City policies and procedures.

b. Compliance with Public Records Laws. The Sub-recipient agrees to comply with all provisions provided in Chapter 119 Florida Statutes. **IF SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO SUBRECIPIENT'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.**

c. Compliance with City Award Terms and Conditions. Sub-recipient shall comply at all times with the City's Award terms and conditions, which are attached hereto as Exhibit C.

d. Third Party Beneficiary. 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 hereto.

e. Relationship of Parties. Nothing contained herein may 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, may be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.

f. Non-appropriation. The obligations of the City as to any funding required pursuant to this Agreement are 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 is not prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge will be prior and superior to any obligation of the City pursuant to this Agreement.

g. No Waiver. No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver may be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement will 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 Sub-recipient does not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

h. Governing Law; Jurisdiction; Convenient Forum. The laws of the State of Florida govern this Agreement. Venue for any action brought in state court in which (i) the City is a defendant must be in Pinellas County, St. Petersburg Division; and (ii) Sub-recipient is a defendant must be in Hillsborough County. Venue for any action brought in federal court in which (i) the City is a defendant must 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 must be brought in that division; and (ii) Sub-recipient is a defendant must be in the Middle District of Florida, Tampa Division. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

i. Severability. Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination will not render void, invalid or unenforceable any other paragraph or portion of this Agreement.

k. Notices. Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other must be in writing and will be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY OF ST. PETERSBURG, FLORIDA:

One 4th St. North
St. Petersburg, FL 33701
Attention: Maeven Rogers

UNIVERSITY OF SOUTH FLORIDA, ST. PETERSBURG

University of South Florida
3702 Spectrum Blvd., Suite 165
Tampa, FL 33612
Attention: Stephanie Rios

rsch-awards@usf.edu

I. Execution of Agreement. This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this Agreement electronically using any method authorized by applicable law or City policy, including any of the following: (i) a typed name on an electronic document; (ii) an image of a physical signature sent via email, fax, or other electronic transmission method; (iii) clicking a button to indicate agreement or acceptance in an electronic signature system; or (iv) a handwritten signature that is digitally captured on a touch device such as a tablet or smartphone.

m. Agreement not Assignable. Sub-recipient shall make no assignment of this Agreement without the prior written consent of the City. Any assignment of this Agreement contrary to this paragraph is void and confers no rights upon the assignee.

n. Amendments. This Agreement may be amended only in writing executed by the Parties. An amendment to this Agreement made in accordance with this Agreement is required for any changes to be made to Exhibit A or Exhibit B.

13. Exhibits.

Exhibits: The following Exhibits are attached and incorporated into this Agreement:

- Exhibit A: Project
- Exhibit B: Project Budget
- Exhibit C: City's Award Terms and Conditions
- Exhibit D: Federal Contracts Provisions
- Exhibit E: 2 C.F.R § 200.332 Required Information

*** Indicates that the Exhibit is only attached and incorporated if identified.**

[signatures on following page]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

SUBRECIPIENT:

By:

Print: _____

Title: _____

**CITY OF ST. PETERSBURG,
FLORIDA:**

ATTEST

(SEAL)

By:

Print: _____

City Clerk (Designee)

Title: _____

Approved as to Form and Content:

City Attorney (Designee)
00816022.docx

EXHIBIT A

Project

Overview of Project

The Sub-recipient is responsible for the purchase, installation and staffing of an industrial composter, as well as assessment data and distribution of compost product. The Sub-recipient will purchase and use compost in managing the landscaping around the University of South Florida St. Petersburg (USF SP) campus. Sub-recipient will facilitate the distribution of compost product by Urban farms and Saturday Morning Markets, also located near USF SP. Aramark, the primary food service at the USF SP is a 2030 Food Loss and Waste Champion with the U.S. Department of Agriculture. Sub-recipient will facilitate Aramark's participation in the composting project through discarding all food waste behind the primary cafeteria. Sub-recipient has previous experience with managing post-consumer food waste using a liquid biodigester called ORCA. The ORCA produced and discharged liquid waste to the sewer. Students and faculty investigated the liquid discharge to determine if it could be diverted from sewage and used as a nutrient and organic material source. While it was found to support mature plant growth, it was also found to reduce germination and first leaf success.

Food waste in the USF SP community is currently going to the landfill, as is the case with all the local restaurants in the downtown St. Petersburg area, this composting project proposes to provide a more sustainable alternative, by providing a service to collect food waste and return it to local urban farms , and landscaping as well as individual residents as rich topsoil.

This Composting Initiative is a comprehensive, resilient-driven project designed to divert food waste and promote environmental stewardship. Over a two-year period, the City of St. Petersburg and Sub-recipient will reduce the amount of food waste from landfills, sewers, and incinerators. This project will provide funding for the creation, experimentation, and facilitation for composting and distributing food waste. The City of St. Petersburg will act as a pass-through entity. Sub-recipient will operationalize the program, overseeing day to day operations, and ensuring all reporting requirements are met.

Project Components

The Composting Initiative will include the following core components:

Procurement, Permitting, and Licensing - centered on the acquisition of resources and working with Sub-recipient facilities and architectural staff to proper site planning.

Construction and Installation- including the fabrication, from shipping containers, of a structure to hold the composter, the scales to weigh incoming food waste and outgoing compost, and some of the bagging equipment along with necessary utility hookups. Sub-recipient is responsible for the purchase, maintenance, care, and upkeep of all property acquired related to this grant.

Testing collection activities: led by the Sustainability Operations Manager (as described in more detail below) supported by Federal Work Study student workers.

Compost Distribution and Sales with the final deliverable: a self-sustaining food scrap and waste to compost enterprise that supports urban agriculture in the City of St. Petersburg through compost sales.

Sub-recipients Responsibilities:

Sub-recipient agrees to:

1. Coordinate the collection and processing of food waste through USFSP's Facility Services.
2. Hire a Sustainability Operations Manager to oversee all project activities for the project's duration.
3. Ensure a Sustainability Operations Manager is hired within two months. While this is envisioned as a Sub-recipient employee working under the direction of USF campus administration, Sub-recipient may retain a contractor instead if there are significant delays to the USF hiring procedure.
4. Purchase all project materials, including completing purchasing agreements for all project materials that conform to the requirements of this Agreement and meet all applicable federal procurement standards. Project materials include the composter, compost structure materials (shipping containers), bagger and bags, collection and delivery vehicle, food scrap collection containers, scales, and billing equipment.
5. Complete contract with a contractor to install composter and bagger structure on site including installation of all utilities. Ensure procurement of such contractor complies with all applicable federal procurement requirement.
6. Secure all necessary permits and licenses.
7. Oversee construction; including the fabrication, from shipping containers, of a structure to hold the composter, the scales to weigh incoming food waste and outgoing compost, and some of the bagging equipment along with necessary utility hookups.
8. Oversee daily and weekly food waste collection from dining facilities.
9. Ensure compliance with all necessary permits and licenses for composting operations.
10. Measure the impact of the composting program on food waste diversion.
11. Monitor the financial progress of the project by tracking operational costs and compost sales. Sub-recipient to initially, use the compost for campus landscaping and sustainability efforts, then coordinate the distribution of the compost to local farms, gardens, and urban agriculture initiatives to support local food production.
12. Ensure Operations Manager will move on to support other green and sustainable projects leaving the management to a team of core stakeholders likely to be the hired Project Coordinator; the students, faculty, and staff that compose the USF St. Petersburg Green Energy Fund; and the Saturday Morning Market.
13. Maintain and repair the composter as needed.
14. Measure compost quality and production, with quarterly reporting on progress and results.
15. Develop a self-sustaining business model to ensure the program's financial viability in the long run, including creating a working committee with USFSP faculty/staff and one City employee that must comply with Florida sunshine law requirements.
16. Follow all annual reporting requirements to the City as outlined below in the identified Reporting sections. This includes compiling data required for NIFA and providing it to the city at least 10 business days prior to the Award anniversary date.
17. Facilitate the acknowledgement between parties before the sale of composting product and ensure that such sale complies with all Award terms and conditions.

Reporting: Financial

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 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal awards.

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.

NIFA requires all cooperators to submit a Project Financial Report through REEport on an annual basis, due February 1st of each year. Sub-recipient shall provide all materials necessary for the City to meet the reporting requirements outlined herein and in Appendix C.

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 due within 90 days after the award anniversary.

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.
- b) Reports should adequately describe how performance objectives were achieved and highlight the major accomplishments and non-technical impacts of the project.
- c) OUAIP requires all cooperators to submit a final OUAIP Supplemental Reporting Form (NRCS-OUAIP-1), reporting on specific project indicators, within 120 days of the expiration of the award.

EXHIBIT B
Project Budget

ITEM	USDA CFWR Grant Sub	USF CAS Match	SGEF Match	TOTAL COST
Personnel				
USF Grant Manager		\$10,929		\$10,929
Sustainability Coordinator	\$91,800			\$91,800
Fringe Benefits	\$35,308			\$35,308
Materials, Supplies, promotional items and Services				
Biodegradable bags and supplies			\$12,400	\$12,400
Equipment				
Industrial Composter	\$135,000			\$135,000
Transport Vehicle	\$30,900		\$14,100	\$45,000
Building			\$32,000	\$32,000
Bagging System			\$7,500	\$7,500
Travel, Stipend, Rentals etc				
Fuel			\$1,500	\$1,500
Other (Indicate any other recurring fees such as equipment service fees, returns, etc.)				
Utilities			\$6,255	\$6,255
Maintenance, Calibration, and Repair			\$5,000	\$5,000
Indirect Cost				
Indirect Cost Sub	\$43,852			\$43,852
Project Total Cost				\$426,544
Subtotals Matched Funds		\$10,929	\$78,755	\$89,684
Total Matched Funds				\$89,684
Subtotals Charged to grant	\$336,860			\$336,860

Budget Justification

Personnel includes a full-time GreenCycle Manager for 18 months, with an FTE salary of \$91,800.00 plus 38.8% fringe benefits of \$35,308.00. This manager will oversee the permitting, purchase, installation, and operation of an industrial composter (approximately 0.5 tons processed per day) for \$135,000.00. A vehicle will also be purchased dedicated to GreenCycle to receive food waste from local restaurants once the business model expands to local restaurants. In addition, the vehicle will be used to deliver compost products to local urban farms and farmer's markets. The cost of this truck is estimated at \$30,900.00 with an additional \$14,100 provided through match funds. Indirect Costs from USF are only applied to personnel salary and fringe at the rate of 34.5%. USF's indirect costs is \$43,852.00.

EXHIBIT C

Executed Grant Agreement

EXHIBIT D

FEDERAL CONTRACT PROVISIONS RIDER

The following provisions are incorporated into the Agreement. For purposes of this Exhibit, any reference to "the contract" refers to this Agreement, any reference to "contractor" or "Contractor" refers to the "Subrecipient" and any reference to services to be performed pursuant to the Agreement refers to the "Project".

1. **Remedies.** Administrative, contractual, or legal remedies in instances where the Contractor violates or breaches the terms of this Agreement, along with such sanctions and penalties as appropriate, are addressed in section(s) 6 and 10 of the body of the Agreement.
2. **Termination for Cause and Convenience.** Termination for cause and for convenience by the City, including the manner by which it will be effected and the basis for settlement is addressed in section(s) 6 of the body of the Agreement.
3. **Equal Employment Opportunity.** If the Agreement meets the definition of "federally assisted construction contract" in 41 C.F.R Part 60 1.3, the provisions of this section 3 apply:

During the performance of this Agreement, the Contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including

an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the Agreement may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. **Davis Bacon Act.** (Intentionally omitted)
5. **Copeland Anti-Kickback Act.** (Intentionally omitted)
6. **Contract Work Hours and Safety Standards Act.** If this Agreement has a total contract amount in excess of \$100,000 and involves the employment of mechanics or laborers, the provisions of this section 10 apply:
 - a. *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
 - b. *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph a of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph a of this section, in the sum of \$26 for each calendar day on which such individual was required

or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph a of this section.

- c. *Withholding for unpaid wages and liquidated damages.* The applicable Federal agency or loan or grant recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph b of this section.
- d. *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph a through d of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs a through d of this section

7. Rights to Inventions Made Under a Contract or Agreement. (Intentionally omitted)

8. Environmental Protection. If the total contract amount for this Agreement is in excess of \$150,000, the provisions of this section 12 apply:

The Contractor shall comply with all applicable standards, orders, or regulations issued under the Clean Air Act (42 U.S.C. § 7401-7671q), Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387), Section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (provisions of 40 CFR Part 50 and 2 CFR Part 1532 related to the Clean Air Act and Clean Water Act). Violations must be reported to the U.S. agency or agencies funding this Agreement and the Regional Office of the Environmental Protection Agency (EPA). The Contractor shall include this provision in all subcontracts

9. Debarment and Suspension.

- a. This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. Accordingly, the Contractor is required to verify that none of the Contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- b. The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

- c. This certification is a material representation of fact relied upon by the City. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

10. **Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended).** Contractors who apply or bid for an award of \$100,000 or more shall file the required certification described in 44 C.F.R. Part 18, Appendix A. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

11. **Solid Waste Disposal Act.** Pursuant to 2 CFR § 200.323, Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$ 10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$ 10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

12. **Prohibition on certain telecommunications and video surveillance services or equipment.**

- a. The Contractor is prohibited from obligating or expending funds to:
 - (1) Procure or obtain;
 - (2) Extend or renew a contract to procure or obtain; or
 - (3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
 - (i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

- b. In implementing the prohibition under Public Law 115–232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.
- c. The Contractor's attention is directed to Public Law 115–232, section 889 for additional information.
- d. The Contractor's attention is directed to § 200.471.

13. Domestic preferences for procurements.

- a. As appropriate and to the extent consistent with law, the Contractor should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.
- b. For purposes of this section:
 - i. “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - ii. “Manufactured products” means items and construction materials composed in whole or in part of nonferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

14. Contracting with small and minority businesses, women's business enterprise and labor surplus area firms (2. C.F.R. §200.321). The Contractor, if subcontracts are to be let, must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:

- a. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- b. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
- d. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- e. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and,
- f. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in (a) — (e) of this paragraph.

15. Access to Records by Federal Government.

The Contractor will make available to the City and the federal government of the United States (including, but not limited to, the COPS Office) any documents, papers or other records, including electronic records, of the contractor that are pertinent to this contract, in order to make audits, investigations, examinations, excerpts, transcripts, and copies of such documents. This right also includes timely and reasonable access to the contractor's personnel for the purpose of interview and discussion related to such documents. This right of access shall continue for a period of three years after completion of Project and final payment by the City, unless otherwise required by applicable Laws.

The City and the federal government of the United States (including, but not limited to, the COPS Office) shall have the right during normal business hours to conduct announced and unannounced onsite and offsite physical visits of Contractors Project operations.

16. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the City encourages Contractor to adopt and enforce on-the-job seat belt policies and programs for Contractor's employees when operating Contractor-owned, rented or personally owned vehicles.

17. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), the City encourages Contractor to adopt and enforce policies that ban text messaging while driving.

18. Civil Rights Compliance. Contractor shall not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age or sex (including sexual orientation and gender identity), in accordance with the following authorities: Title VI of the Civil Rights Act of 1964 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the

Department's implementing regulations, 31 CFR part 22; Section 504 of the Rehabilitation Act of 1973 (Section 504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the Department's implementing regulations, 31 CFR part 28; Age Discrimination Act of 1975, Public Law 94-135, 42 U.S.C. 6101 et seq., and the Department implementing regulations at 31 CFR part 23; Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.) and its implementing regulations; and The Fair Housing Act, Title VIII-IX of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.) and its implementing regulations.

EXHIBIT E

Subrecipient's Legal Name: University of South Florida, St Petersburg Campus

Subrecipient's Address: 140 7th Ave S, St. Petersburg, FL 33701

Subrecipient's Email Address: rsch-awards@usf.edu

Subrecipient's FEIN Number: 59-3102112

Federal Award ID Number: 2025-70510-44357

Federal Award Date: 03/01/2025

Subaward Period of Performance Start and End Date: 03/01/2025 - 02/28/2027

Subaward Budget Period Start and End Date: 03/01/2025 - 02/28/2027

Amount of Federal Funds Obligated by this Agreement: \$ 358,735.00

Total Amount of Federal Funds Obligated to Subrecipient: \$ 358,735.00

Federal Award Project Description: Composting and Food Waste Reduction cooperative agreement pilot program

Name of Federal Awarding Agency: USDA NIFA

Name of Pass-Through Entity: City of St. Petersburg

Contact Information for the Pass-Through Entity: Hannah Nistler, hananh.nistler@stpete.org

CFDA Number: 10.935

CFDA Name: USDA NIFA

Award is Research and Development: Yes No X

Indirect Cost Rate for Award 15%



Approvals - gcc

Report • Printed on June 27, 2025

Approved

! Important

Council Packet USF Sub Agreement USDA Grant

Good Morning all, Please see attached council packet for your approval.

▼ **Attachments**



Council Packet USF Sub Agree

<https://stpete1-my.sharepoint.com/:/>

▼ **Final status: Approved**



Approved by
Claude Tankersley

6/27/2025 9:14:40 AM



Approved by
Maeven M. Rogers

6/27/2025 8:48:55 AM



Approved by
Stacey McKee

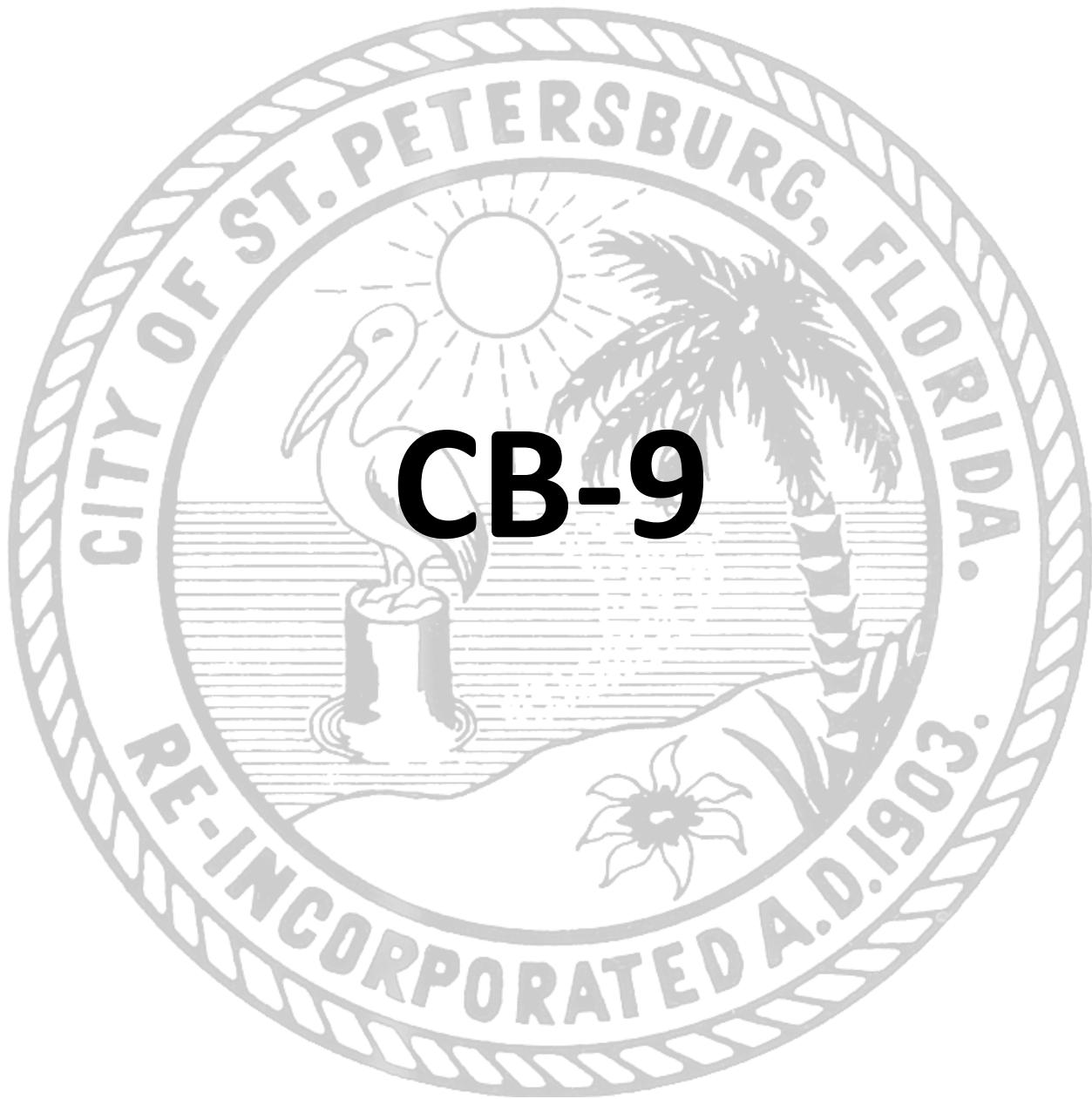
6/27/2025 8:39:48 AM



Requested by
Hannah B. Bermeo

6/27/2025 8:38:37 AM

The following page(s) contain the backup material for Agenda Item: Housing, Land Use and Transportation Committee Meeting Minutes (May 8, 2025)
Please scroll down to view the backup material.



CB-9

City of St. Petersburg
Housing, Land Use, and Transportation Committee
May 8, 2025 Meeting Minutes
City Hall, Room 100

Members: Committee Chair Richie Floyd, Vice Chair Mike Harting, Council Member Brandi Gabbard, Council Member Gina Driscoll

Absent: None

Also present: Council Member Deborah Figgs-Sanders, Council Chair Copley Gerdes, Council Vice-Chair Lisset Hanewicz

Staff: City Administrator Rob Gerdes, Transportation and Parking Management Director Evan Mory, Transportation Manager Cheryl Stacks, Assistant Police Chief Antonio Gilliam, Police Sergeant Michael Schade, Assistant City Attorney Ken MacCollom, Assistant City Attorney Sharon Michnowicz, Deputy City Clerk Jordan Wilson

Alternate: Council Member Deborah Figgs-Sanders

Support Staff: Cortney Phillips – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda - CM Gabbard moved approval; all voted in favor.

3) Approval of the April 10, 2025 Minutes - CM Driscoll moved approval. All voted in favor.

4) New Business – Public Scooter Share Program

In connection with the new business, Parking Management Director Evan Mory and Transportation Manager Cheryl Stacks provided a PowerPoint presentation regarding the Public Scooter Share Program. The presentation highlighted ridership trends and statistics, successes and challenges, and a closer look at the Florida market. Details included:

- Steady ridership over time, with 1.2 million trips total since inception, and a current average of about 750 trips per day. Trips average 1.1 mile, and riders can cover that distance in a little over 11 minutes.
- Challenges with ordinance compliance, including sidewalk parking and sidewalk riding, some of which have led to injury and one fatality.
- Latest RFP information, which includes the same speed limitation of 15 miles an hour for the devices, geo fencing capabilities, and the requirement for ID scans and in-app quizzes to ensure all riders know what's expected of them before they ride.
- New devices with camera-based sidewalk riding technology.
- Discussion regarding device operators Lime and Spin, and the devices in their fleet.
- Plans for Lime to offer a monthly "first ride academy", an access program for low-income individuals for 70% off fare. This is to be integrated with the Transportation Disadvantage program with PSTA where users are automatically enrolled to reduce a barrier to entry for access.

CM Harting questioned the data from the camera-based scooter censors, and whether it will be saved. Mr. Mory responded that the camera will be used to slow down the device and give the user an alarm that they're doing something wrong, and will also send that information back to the company so that user can be addressed with progressive discipline, leading up to removal from the platform. CM Harting went on to ask about new safety innovations with the scooters. Mr. Mory responded that swept handlebars will add stability and reduce crashes. Spin devices will also be able to detect when more than one rider is present. Ms. Stacks added that Lime devices have cell phone holders to keep the rider's hands on the handlebars, and that Spin's seated model has turn indicators.

CM Driscoll inquired if the Lime access program for low-income individuals applied to their E-bikes as well as scooters. Ms. Stacks replied that yes, the discount will go across programs. CM Driscoll noted that Spin will have a local in-house team rather than independent contractors, and questioned if Lime would try something similar. Mr. Mory responded that Lime uses a combination of in-house staff and another company that they subcontract with, but we haven't seen any issues with their bike share subcontractor.

CM Gabbard requested Assistant Police Chief Antonio Gilliam speak on the enforcement piece of the scooter program. Chief Gilliam discussed that Transportation partners with the Police Department when they know the program will impact law enforcement. He continued that based on the trends, when citizens became more acclimated to the program over time the number of incidents decreased. Police Sergeant Michael Schade agreed that the program had a learning curve for citizens, and after an unfortunate fatality, significant enforcement operations took place to get people on board. He added that the Police Department sees more violations from privately owned scooters that can go a lot faster.

CM Gabbard discussed that there might be an opportunity to put out a PSA as we bring on a new operator and usage ticks up for the summer. She questioned the timely compliance to indemnify the City when claims arise. Assistant City Attorney Sharon Michnowicz noted that the previous contracts were very strong, and the new contracts will add a provision for liquidated damages for failure to comply with the requirements to indemnify, or if the operator tries to get attorney's fees from the city, there would be a \$10,000 liquidated damages per client. Assistant City Attorney Ken MacCollom discussed that there have been four significant cases involving scooters, virtually all of the scooter cases have gotten pushback, and City legal has had to file third party complaints across claims against scooter companies that litigate. City legal had to take depositions of scooter company representatives and have spent more time litigating the issue of the indemnification than they have the actual injuries that a plaintiff sustained.

CM Gabbard asked if both providers will require ID scans. Mr. Mory confirmed that scans for age verification of identification cards or driver's licenses will continue, as riders must be 18 years or older. CM Gabbard questioned if the two operators will bring their fees and discounts in alignment to prevent confusion for riders. Mr. Mory explained that the approach has been to have the competition keep down the prices, and let individual users have a preference. CM Gabbard noted that the contract offers additional discounts based on certain conditions, and inquired what those conditions are. Ms. Stacks responded that there are discounts to certain events, for example Lime offered free rides to polling locations on election day. CM Gabbard asked if there are any plans to expand this program into other parts of the city. Mr. Mory replied that we are most of the through designing 18 more scooter corrals to go further west and north. There is also a study that's going to be paid by primarily Forward Pinellas which will look at our micro-mobility ordinance as a whole and options to expand remote operations as far north as the Government Arena District and Carillon.

CM Gabbard moved approval of a Resolution approval three-year agreements with one two-year renewal option with Neutron Holdings, Inc. d/b/a Lime and Pheenix USH, LLC d/b/a Spin.

CM Hanewicz inquired if any micro-mobility companies we worked with had any previous violations of the agreement. Mr. MacCollom responded that there have been issues with VeoRide and Razor. If the companies don't abide by the agreements to timely defend or indemnify, we have to bring them into the lawsuit as they're not a party to it. The city will start with a demand, and we give them a time period to evaluate and send us more information. Our civil procedure rules dictate that we litigate more quickly these days. CM Hanewicz stated that she would like to make it clear that we will be enforcing the terms of these contracts if there are indemnification provisions and they're not doing what they're supposed to do. She went on to ask Sergeant Schade more about speed enforcement. Sergeant Schade responded that PD has issued about 100 citations for speed on privately owner scooters in the past year, and they have been an issue city-wide. There can be a range of citations, and some scooters are going so fast they can be cited as an unregistered motor vehicle. CM Hanewicz asked out the fatality that occurred involving a scooter on the sidewalk. Sergeant Schade explained that the crash was investigated just like a normal fatality or a serious bodily injury crash, and PD determined that there was enough probable cause to present it to the State Attorney's Office. In that case, the rider did everything wrong that they could possibly do on the sidewalk; they were riding tandem, using a cell phone, and there were three hands on the steering arm of the scooter so that they didn't have the ability to take evasive action. Chief Gilliam added that with the new safety technology features on the devices, these types of accidents can hopefully be avoided in the future.

CM Driscoll inquired about the rate structure, and whether there have been any issues with the different rates between companies. Mr. Mory responded that the rates are close, and price conscious people might choose to go with the less expensive option. CM Driscoll went on to ask about the parameters of streets that can have corrals on them. Ms. Stacks replied that our regulations state that they can only be used on streets that are under 35 miles an hour if they're going to be in the street, or they have to be in the bike lane. Transportation tries to place corrals on the street wherever possible instead of the sidewalk to discourage sidewalk riding. CM Driscoll noted that there were good education opportunities for available passes. Mr. Mory agreed and stated that he has met with marketing, and this was one of the topics discussed. CM Driscoll spoke to fire safety issues with electric powered vehicles, and asked what safety messaging has been done in this regard. Ms. Stacks responded that this can be brought through our Complete Streets committee as Fire Rescue is a part of that committee and would be a key stakeholder.

CM Harting asked how the revenue from the program comes to us, and where the funds go. Mr. Mory discussed that St. Petersburg is on the higher end of operating fees than most cities, and it equates to around \$250,000 per year. After expenses and construction of new corrals out of the revenue, that leaves about \$200,000 that's pulled into the Complete Streets Program fund.

CM Figgs-Sanders questioned when the first assessments for popularity will be, so that we could consider adjusting our numbers of devices per company to accommodate. Mr. Mory stated that if there is a large difference, perhaps one company would deserve more crowd space. He anticipates that the numbers will be similar. CM Figgs-Sanders went on to ask about helmets and whether we distribute helmets for scooters like we do for bicycles. Sergeant Schade replied that we primarily distribute helmets for bicycle riders.

Chair Floyd discussed helmet requirements and asked about the differences between Miami-Dade's scooter ordinance terms and our own. Mr. Mory answered that we encourage helmet wearing, but it is not required by city or State law. Miami-Dade County does have that requirement. Ms. Stacks

added that we do require companies to have a helmet promotion plan. Chair Floyd inquired about the safety differences between scooters and bicycles. Mr. Mory responded that he does not recall any instances of shared bicycles or bicycles on sidewalks, while those are common issues with scooters. Bicycles do sit further up, so in the event of a collision with a car, the outcomes are generally better than on a scooter or on foot. Chair Floyd asked about the differences between seated and standing devices with regard to usage. Ms. Stacks discussed that ridership tends to mirror the availability of the devices.

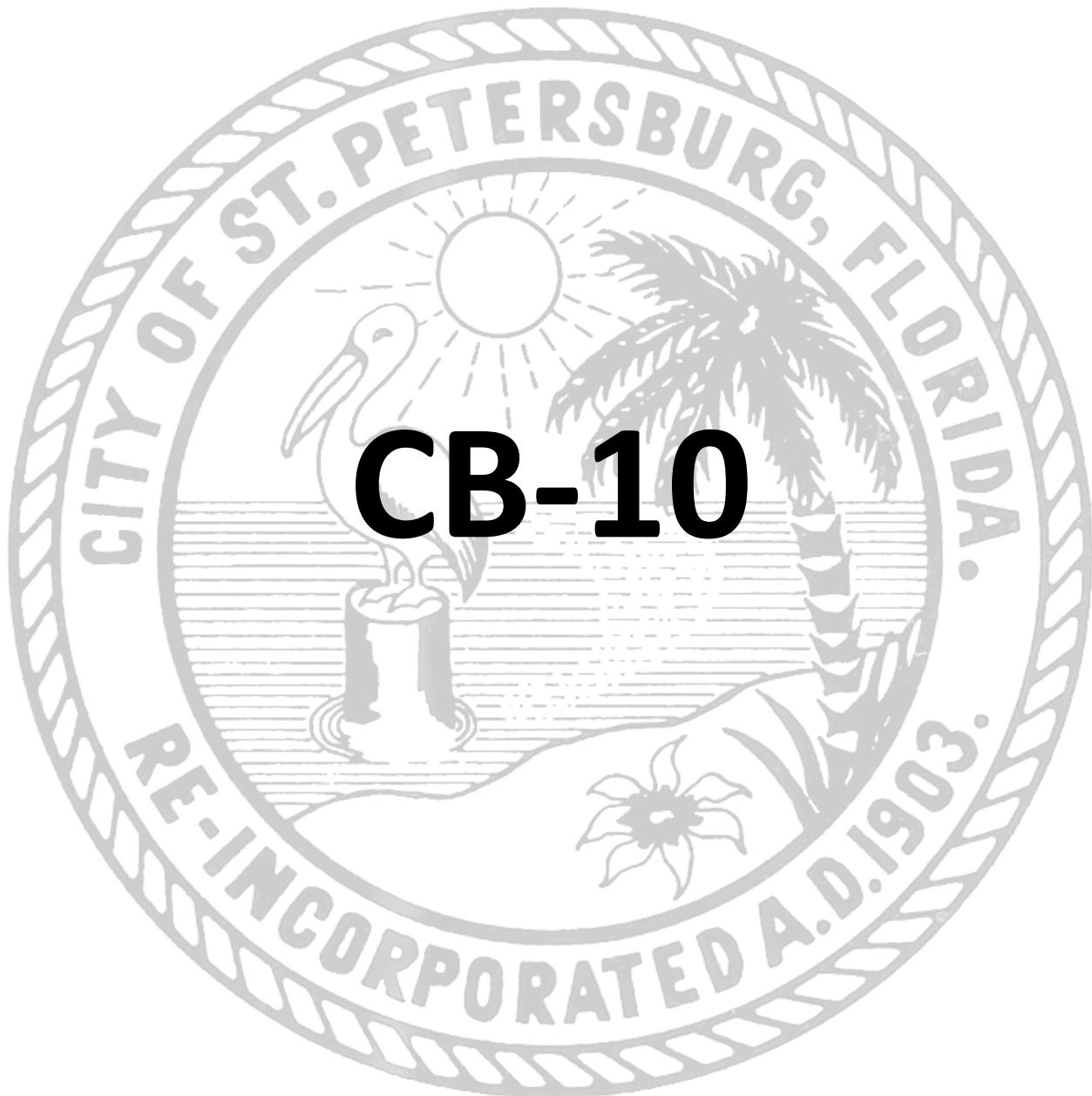
With regard to the motion by CM Gabbard on the floor, a vote was taken. All were in favor of the motion.

In connection with the referral list, CM Driscoll discussed that her “Universal Basic Mobility” item aligns with programs that already exist within PSTA, and additional discount programs for scooters and E-bikes. She noted that she has determined that the item is no longer needed but is instead working with marketing to better advertise the programs in place.

CM Driscoll moved to remove the “Universal Basic Mobility” item from the Housing, Land Use & Transportation Referral List. All were in favor of the motion.

There being no further business, the meeting was adjourned at 9:41 AM.

The following page(s) contain the backup material for Agenda Item: Public Services and Infrastructure Committee Meeting Minutes (May 8, 2025)
Please scroll down to view the backup material.



CB-10

City of St. Petersburg
Public Services & Infrastructure Committee
May 8, 2025, Meeting Minutes
City Hall, Room 100

Present: Committee Chair Lisset Hanewicz, Council Chair Copley Gerdes, Council Member Richie Floyd, and Council Member Mike Harting.

Absent: None

Also Present: Council Member Brandi Gabbard, Council Member Deborah Figgs-Sanders, City Administrator Rob Gerdes, Chief Assistant City Attorney Jeannine Williams, Police Chief Anthony Holloway, Public Community Awareness Manager Yolanda Fernandez, Housing and Neighborhood Services Administrator Amy Foster, Zoning Official Corey Malyszka, Former Planning and Development Services Director Liz Abernethy, Neighborhood Relations Director Susie Ajoc, Uniform Services Assistant Police Chief Antonio Gilliam, and Deputy City Clerk Jordan Wilson.

Support Staff: Elisabeth Moore – City Council Legislative Aide

- 1. Call to Order – 9:55 AM**
- 2. Approval of Agenda** – CM Gerdes motioned for approval. All voted in favor.
- 3. Approval of March 6, 2025 Minutes** – CM Floyd motioned for approval. All voted in favor.
- 4. New Business – May 8, 2025**

A Discussion on the Enforcement of Driving Without a License and Potential Diversion Options –
Chief Anthony Holloway, St. Petersburg Police Department

Council Member Floyd introduced the item, highlighting community interest in exploring diversion options for cases involving Driving While License Suspended, Revoked, Canceled, or Disqualified (DWLSR). Chief Holloway explained that DWLSR enforcement is governed by Florida Statute § 322.34 and coordinated across the 25 municipalities and 13 law enforcement agencies in Pinellas County. The St. Petersburg Police Department works closely with other police chiefs, the Sheriff's Office, and the State Attorney to prioritize diversion over arrest when possible.

Chief Holloway clarified that if a driver is stopped and is unaware their license is suspended, often due to issues like unpaid child support or lapsed insurance, the violation is treated as a noncriminal moving violation. The driver receives a citation and notice of suspension. Enforcement escalates only after the driver has been made aware and continues to drive with a suspended license. Chief Holloway noted an instance where an individual was cited for speeding and informed that her license was suspended; later that same day, she received two more speeding citations and did face arrest.

CM Floyd requested a comparison between the enforcement of DWLSR and marijuana-related offenses across Pinellas County. Chief Holloway explained that the City had initiated diversion conversations around marijuana possession in close coordination with other regional law enforcement agencies, successfully establishing a unified diversion approach. He expressed widespread agreement by local law enforcement parties that current DWSLR enforcement tactics provide sufficient measures, making further diversion unnecessary.

Council Member Gabbard and Committee Chair Hanewicz both emphasized the importance of consistent enforcement across all municipalities and law enforcement agencies in Pinellas County. CC Hanewicz then closed the discussion by confirming that Committee members were in consensus to remove the item from the referral list.

A Discussion on Allowing Mobile Homes to be Placed on Residential Properties to Provide Temporary Housing During Disaster Recovery and Repairs – *Corey Malyszka, Zoning Official*

Zoning Official Corey Malyszka provided an overview of recent state-level legislation impacting the City's regulation of temporary housing during disaster recovery. He explained that in 2023, Florida State Senate Bill 250 amended Florida Statute § 166.0355 to preempt local governments from prohibiting the placement of mobile homes or recreational vehicles (RVs) on private property following a declared state of emergency. The state allows this type of temporary housing for up to 36 months, provided that the property owner is actively engaged in repair or reconstruction, with the appropriate permits in place. These temporary units must be connected to water and sewer utilities. Moveable RVs or trailers are required in flood zones due to safety concerns in future storm events.

The City's Code also allows for temporary placement of RVs or modular units for homeowners undergoing major remodeling or reconstruction. Normally, this process involves a temporary use permit issued by the Zoning Department, verified by an active building permit. However, in the aftermath of the 2024 hurricane season, the City streamlined the process for storm-damaged properties by waiving zoning review and allowing residents to go directly through the Building Department for necessary utility hookups and permits.

CM Gabbard emphasized the critical role temporary housing has played in supporting disaster-impacted residents in her district. Chair Gerdes echoed the policy's positive impact in his own district and asked whether utility hookup permit fees were waived during disaster recovery. Mr. Malyszka confirmed that they are, as they are related to post-disaster emergency permits.

Council Member Figgs-Sanders asked whether the 36-month allowance for temporary housing is granted in full or in increments. Mr. Malyszka explained that while the state permits up to 36 months, the City issues permits in six-month increments, which can be extended as long as the resident is actively working under a valid building permit.

CM Floyd raised a logistical question about utility connections. Mr. Malyszka clarified that typically, residents connect to utilities via the house meters. Former Director of Planning and Development Services Liz Abernethy clarified that sewer hookups are not required, but if requested, they do require permits. Electrical needs vary by unit, with some RVs requiring a 220-volt outlet, which may already exist in garages or be added through a permit.

CC Hanewicz concluded the discussion by confirming that the Committee had reached consensus to remove the item from the referral list.

City of St. Petersburg 2025 Community Survey – *Amy Foster, Housing and Neighborhood Services Administrator*

Housing and Neighborhood Services Administrator Amy Foster introduced the Polco Community Survey as a tool to benchmark community livability factors including safety, utilities, and economy, with the goal of informing budget and strategic planning decisions. The survey is conducted in two parts: a statistically significant survey mailed to a specific number of households, ensuring a representative mix of residents from each Council District, and an open participation version. In the 2024 Community Survey, the statistically significant survey received a 12% response rate, and the open participation version received 2,500 responses, roughly a 10% response rate.

Administrator Foster outlined updates to the 2025 survey, shaped by feedback from the 2024 survey and hurricane season. The survey will include more detailed questions about which City departments residents contact for help, and standard questions will be refined for clarity and local relevance, such as adding infrastructure examples specific to St. Petersburg. Updates to the utility billing question aim to distinguish concerns about rates from issues with customer service or online tools. Other

changes include referencing “Healthy St. Pete” in recreation-related questions and broadening “local newspapers” to “local media” when asking how residents receive information.

Administrator Foster then detailed several custom questions for 2025. The first custom question asks residents to rate the importance of investments in infrastructure and services such as pedestrian and roadway improvements, stormwater management, and youth activities. Another custom question asks residents if they experienced direct storm impact in 2024 that extended beyond evacuation. The section also evaluates post-disaster initiatives by asking residents if they utilized recovery resources, such as restroom and hand washing stations, the FEMA Disaster Recovery Center, or the debris dump site. A final custom question aims to understand residents’ sources of emergency preparedness information.

The survey is set to begin data collection in mid-June, with the Open Participation Survey launching in mid-July and concluding in August. Analysis and reporting are scheduled for early fall to inform emergency response strategies and Fiscal Year 2027 budgeting.

Chair Gerdes requested that City Council be listed as a possible response to the question about which City departments residents contact for assistance. He also suggested adding open-ended questions in the storm recovery and emergency preparedness information sections, asking what other services residents would like to see and about other ways they would like to receive information.

CM Gabbard added that communications from Council Members should also be listed as an option on the emergency preparedness information question. She recommended partnering with ongoing resiliency survey efforts by Tampa Bay Regional Planning Council and St. Petersburg Public Works Department as part of the St Pete Resiliency Action Plan to avoid duplication. She encouraged coordination with Neighborhood Relations and neighborhood associations to boost survey participation. Administrator Foster confirmed coordination with Public Works and noted that residents can sign up to be notified when surveys are available.

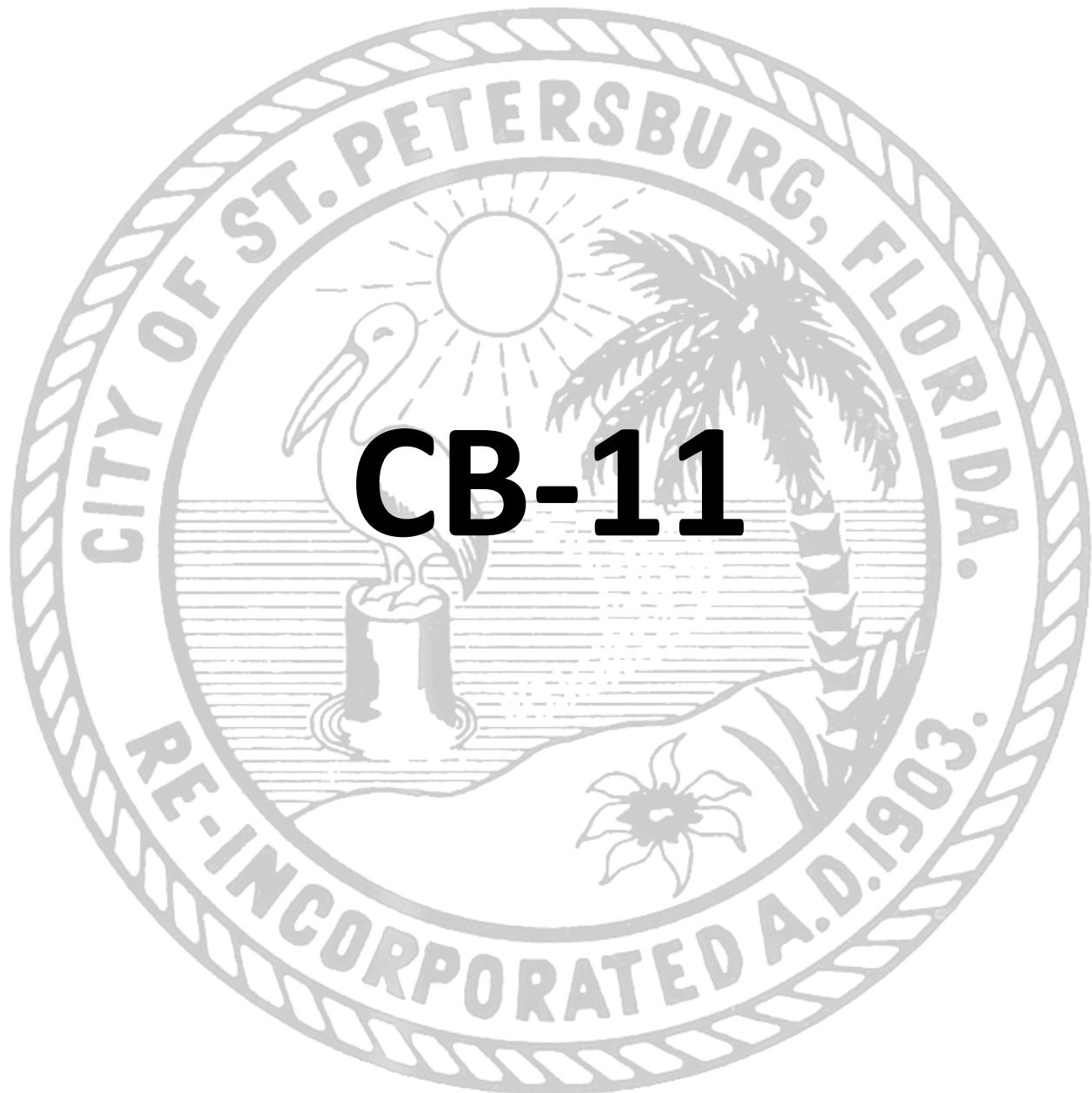
CM Figgs-Sanders suggesting adding the City’s libraries as a response option to the question asking residents how they obtain information about the city government. She also suggested promoting the survey in existing City communications such as letters to parents from the Parks and Recreation Department or on utility bills in order to maximize outreach.

CC Hanewicz agreed with Chair Gerdes and CM Gabbard that City Council communication be a response option to the question about receiving emergency preparedness information. She suggested clarifying program-specific phrases such as “Healthy St. Pete options.” She also pointed out that the City does track data on resident outreach when individuals contact City departments. Administrator Gerdes clarified that while the City have maintain data on things like number of calls received, the Community Survey aims to gather more detailed insight based on statistically significant data. Administrator Foster confirmed that the report is expected in October and that the item should remain on the referral list.

With no further business, Chair Hanewicz adjourned the meeting at 10:37 AM.

The following page(s) contain the backup material for Agenda Item: Budget, Finance, and Taxation Committee Meeting Minutes (May 29, 2025)

Please scroll down to view the backup material.



CB-11

City of St. Petersburg
Budget, Finance and Taxation Committee
May 29, 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 Gina Driscoll, Council Member Richie Floyd, Council Member Corey Givens, City Administrator Rob Gerdes, Chief Assistant City Attorney Jeannine Williams, Assistant City Attorney Macall Dyer, Community Enrichment Administrator Mike Jefferis, Parks and Field Operations Superintendent Barbara Stalbird, Human Resources Director Chris Guella, Director of Client Services Colin Aarons (Bright Horizons), Treasurer Tom Hoffman, Senior Portfolio Strategist Scott Stitcher (Chandler) and Relationship Manager Lili Arnsdorff (Chandler) and Deputy City Clerk Paul Traci.

Support Staff: Tricia Terry – City Council Legislative Aide

- 1. Call to Order – 11:20 AM**
- 2. Approval of Agenda –** VC Hanewicz motioned for approval. All voted in favor.
- 3. Approval of May 8, 2025 Minutes –** CM Figgs-Sanders motioned for approval. All voted in favor.
- 4. New Business – May 29, 2025**

A Discussion on Adding the Woodlawn Park Courts Redesign to the Weeki Wachee Project List –
Mike Jefferis, Community Enrichment Administrator, and Barbara Stalbird, Parks and Field Operations Superintendent

Vice-Chair Hanewicz introduced her item, proposing a redesign of the underutilized Woodlawn Park Courts and partnering with Woodlawn Elementary and Pinellas County Schools. Community Enrichment Administrator Mike Jefferis gave an overview of the considerations related to the lease, use by the public and school, and safety at the site. The redesign of the courts would allow use by the students of Woodlawn Elementary during the school day, and then to the public after hours.

The proposed redesigned footprint is comprised of 2 tennis courts, a multipurpose court with shade structure, a basketball court, 6 pickleball courts, a practice wall, and an improved racquetball facility. The total for the project is \$1.16 million, which includes a block wall for noise abatement, demolition of the old courts, construction of new pickleball courts, 10-foot fencing around the perimeter, new LED lighting, resurfacing of the basketball court, multipurpose school courts, and West tennis courts, reconstruction of the East tennis courts, and installation of the shade structure. Mr. Jefferis indicated that everything North of the block wall would be secured and available to the school during the day, then unlocked for the public in the evenings and weekends. School staff would coordinate with the City to make the pickleball courts available to the students upon request.

VC Hanewicz highlighted the need for improvements at Woodlawn Park and the potential issue with parking and use of the park restrooms with the public, school and Police Athletic League (PAL) using the facility. Mr. Jefferis agreed that the facility sees heavy use for softball and other sports tournaments, but staff has navigated those competing needs. City staff has been parking just South of the

courts, between PAL and the courts, but will be moved to a lot farther South, making those spaces available to the public.

CM Figgs-Sanders asked if skaters could use the multipurpose court. Mr. Jefferis stated that it would not be used for skating. CM Figgs-Sanders then asked about the shade structure. Mr. Jefferis indicated that it would be a fabric cantilever roof that will come off the multipurpose court and cover about 50% of the western tennis court. Lastly, CM Figgs-Sanders asked if there were any items that the schools asked for that were not included in the redesign. Mr. Jefferis confirmed that everything they requested has been included.

CM Driscoll brought up CPTED, and her concern for security with the block wall.¹ Mr. Jefferis indicated that crime safety is not an issue, as the wall is only on one side, the courts can be viewed easily by 16th Street to the East and the softball fields to the West. He reiterated that appropriate park users push out inappropriate park users.

CM Driscoll inquired about the current available fund balance for Weeki Wachee. Mr. Jefferis had previously reached out to Treasurer Tom Hoffman and confirmed that there is currently \$3.5 million available.

CM Harting asked about innovation, and how the Parks and Rec Department keeps up with future sports and facility demands. Mr. Jefferis indicated that as an accredited agency, the Parks and Rec Department has a trends committee that monitors what is next. He included an example of forward thinking at the Northwest Pool facility; with decrease in use of the large locker/changing rooms, the area is plumbed and ready for a potential lazy river.

VC Hanewicz motioned to add the Woodlawn Park Courts Redesign Project to the Weeki Wachee Project List. All voted in favor.

A Discussion Regarding a Potential Childcare Benefit for City of St. Petersburg Employees- Chris Guella, Human Resources Director, and Colin Aarons, Director of Client Services (Bright Horizons)

CM Driscoll introduced her item, highlighting the cost of childcare for families and City employees, and the need for backup care. She then introduced Human Resources Director Chris Guella and Colin Aarons from Bright Horizons.

Chris Guella gave an overview of a traditional daycare model, describing considerations such as available/appropriate space, State regulations and compliance issues, staffing, and assumption of risk. He highlighted the potential large annual cost for a day care subsidy. The City has approximately 270 insured children under the age of 3, and 380 insured children under the age of 5. Modeling the day care subsidy on 1/3 of eligible children receiving up to \$500 monthly, costs would exceed \$500,000 annually.

Colin Aarons then introduced Bright Horizons Back-Up Care as an alternative solution. He discussed absenteeism and lost revenue that may be due to insufficient childcare. The Bright Horizons Care Program, based on 3,850 employees, would cost an estimated \$62,100 annually, and provide back-up care and access to their Family Support Marketplace for education and care across all life stages. He then showed the Back-Up Care Network within a 35-mile radius of St. Petersburg: 4 Bright Horizons centers, 20 Network centers, and 6 in-home caregiver agencies.

General discussion took place regarding the ability for Administration to move forward on the item, as it is under the \$100,000 threshold that triggers City Council approval. City Administrator Rob Gerdens indicated that Administration would like some feedback from the Committee to better guide future discussions.

¹ CPTED – Crime Prevention Through Environmental Design, a crime safety and urban planning strategy that focuses on how the physical environment can be designed to reduce crime and improve safety.

CM Gabbard inquired if the City has recently surveyed employees on these types of services to ensure the City contracts only for services employees would utilize. Mr. Guella stated that while a recent survey had not been conducted, Human Resources can perform a survey to isolate preferred services. CM Gabbard commented that pet care should not be included as an eligible expense. CM Gabbard asked if an RFQ process would need to be followed to partner with a company for these services. Mr. Guella stated that it may not need to go out to bid if the City could potentially piggyback on other users' agreements. Chief Assistant City Attorney Jeannine Williams indicated that Legal would have to investigate that further.

VC Hanewicz echoed her agreement with surveying employees and added that she would like to know more about care center availability, waitlisting, and how the program works overall.

CM Figgs-Sanders commented on the lack of centers in or close to her City Council District. She then asked for more information about current centers rates and maximum number of children per center.

CM Floyd agreed on having employees surveyed and expanded that he would also like to see feedback from the labor unions.

CM Driscoll commented on adding providers within St. Petersburg to expand the network. She then asked if users could request a specific sitter or location when booking. Mr. Colins confirmed that those preferences are asked in the first steps of the reservation process. Mr. Colins added that Bright Horizons has a dedicated Provider Relations Team who could market for local providers to partner with.

CM Figgs-Sanders inquired if an employee who received ELC (Early Learning Coalition) funding would be eligible. Mr. Colins stated that any employee would be eligible for the program.

Chair Gerdes expressed his agreement to have an employee survey and asked for follow-up meetings with interested council members.

Annual Review of the City's Investment Policies- *Thomas Hoffman, Treasurer, Scott Stitcher, Senior Portfolio Strategist (Chandler), and Lili Arnsdorff, Relationship Manager (Chandler)*

Chair Gerdes introduced Treasurer Tom Hoffman, Senior Portfolio Strategist Scott Stitcher (Chandler), and Relationship Manager Lili Arnsdorff (Chandler). Mr. Hoffman provided context for the annual review of the City's Investment Policy. He stated that the addition of the Seagrass Mitigation Bank Trust Fund to the Investment Policy comes with certain requirements from the Army Corps of Engineers. Mr. Stitcher indicated that Chandler's review of the policies focused on compliance with Florida State Statutes, specifically 218.415, and inclusion of best practice recommendations by the GFOA and APT US&C.² Recent legislation in 2023 added "investment decisions" section that has now been included in Florida Statutes and is proposed to be included in the City's Investment Policy.

Chair Gerdes reiterated that the proposed amendments are largely cleanup items to bring us into compliance with the GFOA, some cleanup in the diversification schedule, along with adding the Seagrass Mitigation. **CM Gabbard motioned to approve the resolution amending the City's Investment Policy-Municipal Funds and Alternate Investment Policy.**

VC Hanewicz inquired if the language in the Investment Oversight Committee (IOC) section of the Investment Policy matches the original standalone resolution.³ Assistant City Attorney Macall Dyer stated that she would need to investigate. VC Hanewicz asked to change chairman to the gender-neutral

² GFOA – Government Finance Officers Association; APT US&C – Association of Public Treasurers of the United States and Canada

³ Resolution 1996-59 includes language that the Investment Oversight Committee will include the current chairman of the City's Audit Committee, which later became known as the Budget, Finance, and Taxation Committee.

term. She also commented on potentially requiring IOC members to fill out a Form 1 or Form 6, as is the case for other committees' members. VC Hanewicz asked Legal to further investigate. Lastly, VC Hanewicz suggested changing the language from the chair to potentially allow another member of the Budget, Finance, and Taxation Committee (BFT) to be on IOC.

Chair Gerdes asked how our IOC member makeup compares to other municipalities. Mr. Stitcher indicated that it varies with no set standard. He then asked to draft language that adds "or their appointee" after chair. VC Hanewicz added that it would allow another person to fill in if the BFT chair had a conflict for one of the IOC meetings.

Ms. Dyer suggested including language that this designation would take place at the first BFT meeting of the year, after the vote for committee chair and vice-chair. ***CM Gabbard amended her motion to include the language regarding an appointee and that the designation will take place at the first BFT meeting of each year.***

CM Floyd inquired about active management, specifically with Weeki Wachee, and the context and financial impact of that decision change. Mr. Hoffman explained that Weeki Wachee funds came from the sale of the water park around 2000, with \$14.4 million placed in a protected corpus. The earnings can be used by City Council for recreation. It's currently actively managed by Morgan Stanley with sub-managers, but the City is exploring switching to passive management (like ETFs) to reduce costs, based on advice from investment consultants.⁴ Mr. Hoffman stated that the language in the proposed policy includes the ability to convert that over to passive management. CM Floyd inquired when a change like that would be decided, if approved in the amended policy. Mr. Hoffman stated that the language would allow management to decide.

Chair Gerdes called for a vote on CM Gabbard's amended motion. All voted in favor.

With no further business, Chair Gerdes adjourned the meeting at 12:40 PM.

⁴ ETFs – Exchange-Traded Funds; these are investment funds that hold a collection of assets and are traded on stock exchanges, similar to individual stocks, and are often passively managed.