

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**August 14, 2025
3:00 PM**

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

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

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

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

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

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

- +1 669 900 6833 and entering webinar ID: 971 5034 1527#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/97150341527>

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

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

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

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

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

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

D. Awards and Presentations

1. [Gulf of Mexico Climate and Resilience Community of Practice “Spirit of the Community Award”](#)
2. [Proclamation Honoring Black Business Month](#)
3. [Proclamation Honoring 90th Anniversary of Social Security](#)

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

Setting September 4, 2025 as the public hearing date for the following proposed Ordinance(s):

1. [FY26 Utility Rates and Charges](#)
 - (a) Ordinance 616-H, an ordinance relating to sanitation rates and charges; amending Chapter 27, Section 27-557 of the St. Petersburg City Code; amending rates and charges for sanitation services; providing for severability of provisions; providing an explanation of words struck through and underlined; establishing a date to begin calculating new rates for billing purposes; and providing an effective date.
 - (b) Ordinance 615-H, an ordinance relating to utility rates; amending section 27-405, Subsections (b)(1) and (b)(2) of the St. Petersburg City Code; amending the stormwater utility fee; amending the tiered rate structure fees for single family residential parcels; providing for severability of provisions; providing an explanation

of words struck through and underlined; establishing a date to begin calculating new rates for billing purposes; and providing an effective date.

- (c) Ordinance 617-H, an ordinance relating to utility rates and charges; amending Chapter 27, Sections 27-4 (c), 27-6, 27-109 (b), 27-109 (d), 27-113 (b), 27-141 (a), 27-141 (b), 27-142 (a), 27-143 (b), 27-144, 27-146 (b), 27-146 (d), 27-177 (a), 27-177 (d), 27-250 (a), 27-283 (a), 27-284 (a), 27-284 (d), and 27-337 of the St. Petersburg City Code; amending owner liability for certain charges; adding adjustment relief for pool refills following a declared state of emergency; amending charges for potable water connection; amending base and volume charges for water service; amending various service charges; amending wholesale water service charges for the City of Gulfport; amending fire service charges; amending rates and charges for irrigation only accounts; amending rates and charges for commercial water only accounts; amending rates and charges for reclaimed water service; amending sewer capacity fee; amending retail and wholesale wastewater service charges; amending grease management fees; providing for severability of provisions; providing an explanation of words struck through and underlined; establishing a date to begin calculating new charges for billing purposes; and providing an effective date.

F. Reports

G. New Business

1. Respectfully requesting a referral to the Committee of the Whole for a comprehensive report on arts funding, grants and other programs. (Council Member Driscoll)
2. Respectfully requesting a referral to Housing, Land Use, and Transportation, or other relevant committee, for a discussion regarding the Florida Department of Transportation Engineering and Operations Memorandum No. 25-01 dated June 30, 2025, and sent to the City of St Petersburg. [Council Member Gabbard]

H. Council Committee Reports

I. Legal

J. Public Hearings and Quasi-Judicial Proceedings

Quasi-Judicial Proceedings

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

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

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

1. Appeal of the Development Review Commission (DRC) approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use. The subject property is located at 2200 and 2230 Dr. Martin Luther King, Jr. Street South. (City File 25-32000001) [Quasi-Judicial] **[WITHDRAWN]**

K. Open Forum

L. Adjournment

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A August 14, 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)

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

**Consent Agenda B
August 14, 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)

(City Development)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming Council and Council Committee meetings.

Health, Energy, Resiliency & Sustainability Committee

Thursday, August 21, 2025, 10:30 a.m., Conference Room 100

City Council Meeting

Thursday, August 21, 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: Gulf of Mexico Climate and Resilience Community of Practice “Spirit of the Community Award”
Please scroll down to view the backup material.



D-1

CITY COUNCIL AGENDA PRESENTATION ITEM

DATE: July 14, 2025

TO: The Honorable Members of City Council

SUBJECT: Gulf of Mexico Climate and Resilience Community of Practice
“Spirit of the Community Award”

PRESENTER: Council Member Brandi Gabbard

SCHEDULE FOR COUNCIL ON: August 14, 2025

Brandi Gabbard
Council Member, District 2

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



D-2

CITY COUNCIL AGENDA

Presentation Item

DATE: August 14, 2025

TO: The Honorable Members of City Council

SUBJECT: Proclamation Honoring Black Business Month

PRESENTER: Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: August 14, 2025

Mayor Kenneth T. Welch

Proclamation



WHEREAS, National Black Business Month, celebrated annually in August, is a time to recognize the resilience, innovation, and vital contributions of Black-owned businesses; and

WHEREAS, The impact of Black-owned business in the United States is multifaceted and dynamic and translates into real economic impact creating jobs and innovation while reshaping the future of commerce; and

WHEREAS, During Black Business Month, we encourage all residents, businesses, and community organizations to learn about and support Black-owned businesses through patronage, partnerships, and advocacy, thereby contributing to the growth and prosperity of our entire community; and

WHEREAS, We also shine a light on the vital organizations supporting black owned businesses such as Pinellas County Urban League's Next Level Urban Alliance (NLUA), a powerful network of entrepreneurs, professionals, and development leaders driving equity and opportunity throughout our community and the Tampa Bay Black Business Investment Corp. (TBBBIC)—a financial and business development organization helping Black entrepreneurs in our region turn vision into enterprise; and

WHEREAS, As we celebrate Black Business Month, we invite minority and women-owned businesses to register for our Minority and Women-Owned Business Enterprise programs to take part in our inclusive procurement and contract opportunities, networking and collaboration opportunities, and business development support.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby recognize August 2025 as

Black Business Month

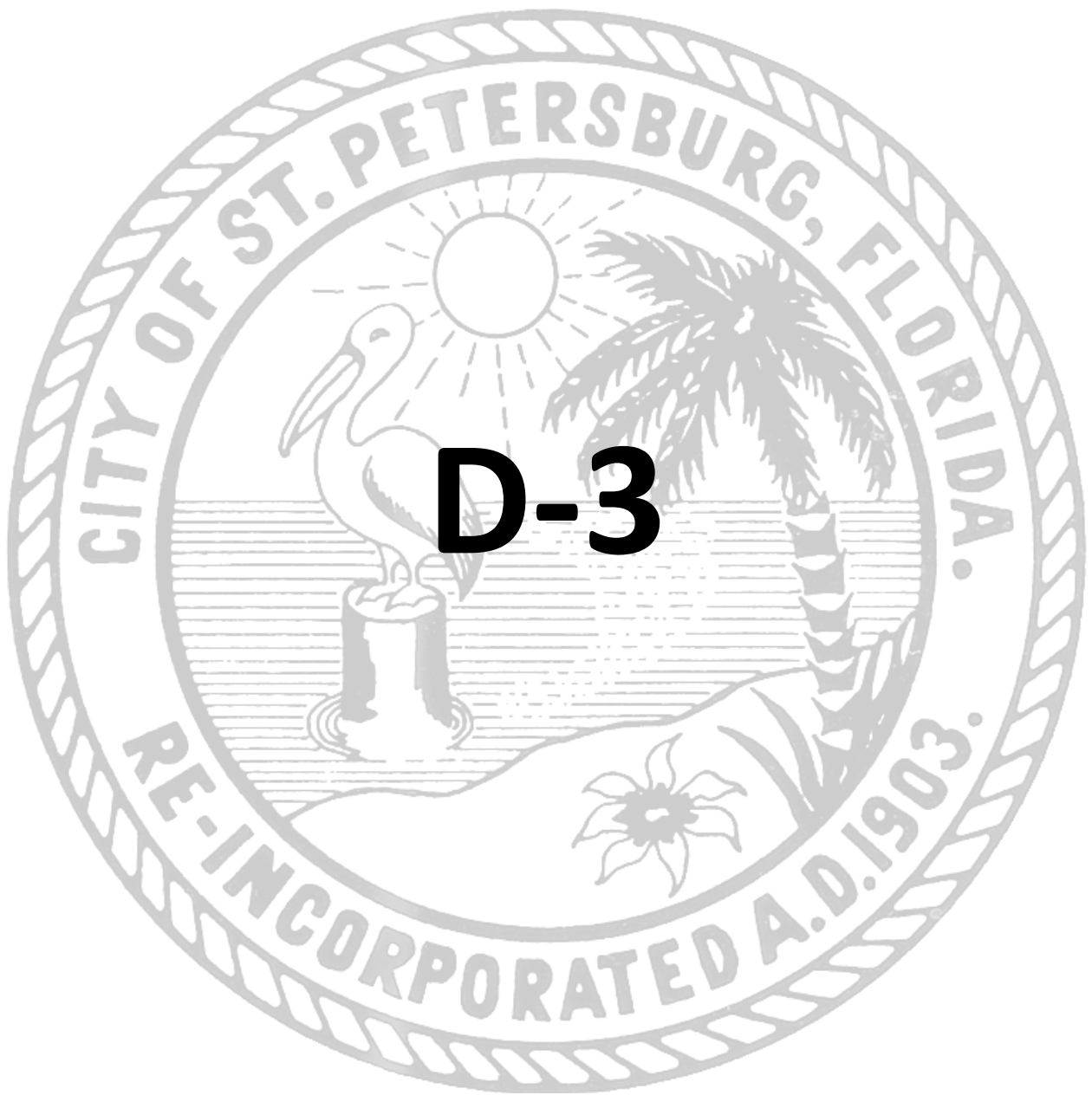
in St. Petersburg and invite all businesses to take part in the City's inclusive procurement opportunities and business development support.

IN WITNESS WHEREOF, I
have hereunto set my hand
and caused the official Seal
of the City of St. Petersburg,
County of Pinellas, and State
of Florida to be affixed this
14th day of August 2025.

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

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Proclamation Honoring 90th Anniversary of Social Security
Please scroll down to view the backup material.



D-3

CITY COUNCIL AGENDA

Presentation Item

DATE: August 14, 2025

TO: The Honorable Members of City Council

SUBJECT: Proclamation Honoring 90th Anniversary of Social Security

PRESENTER: Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: August 14, 2025

Mayor Kenneth T. Welch

Proclamation



WHEREAS, August 14, 2025, marks the 90th anniversary of the Social Security Act, signed into law in 1935, establishing one of the most enduring institutions in American history; and

WHEREAS, For 90 years, Social Security has transformed the lives of millions of Americans by providing critical financial protection for retirees, people with disabilities, surviving spouses and families; and

WHEREAS, Social Security is critical to the economic security of countless senior citizens, helping individuals live better, more secure and enjoyable lives in retirement with dignity and independence in their later years; and

WHEREAS, Social Security provides support for senior citizens who rely on Social Security to help meet basic needs such as housing, food, and health care; and

WHEREAS, Social Security faces challenges that demand thoughtful solutions, as it remains the foundation of economic security of thousands of our residents.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim August 14, 2025, as the

90th Anniversary of Social Security

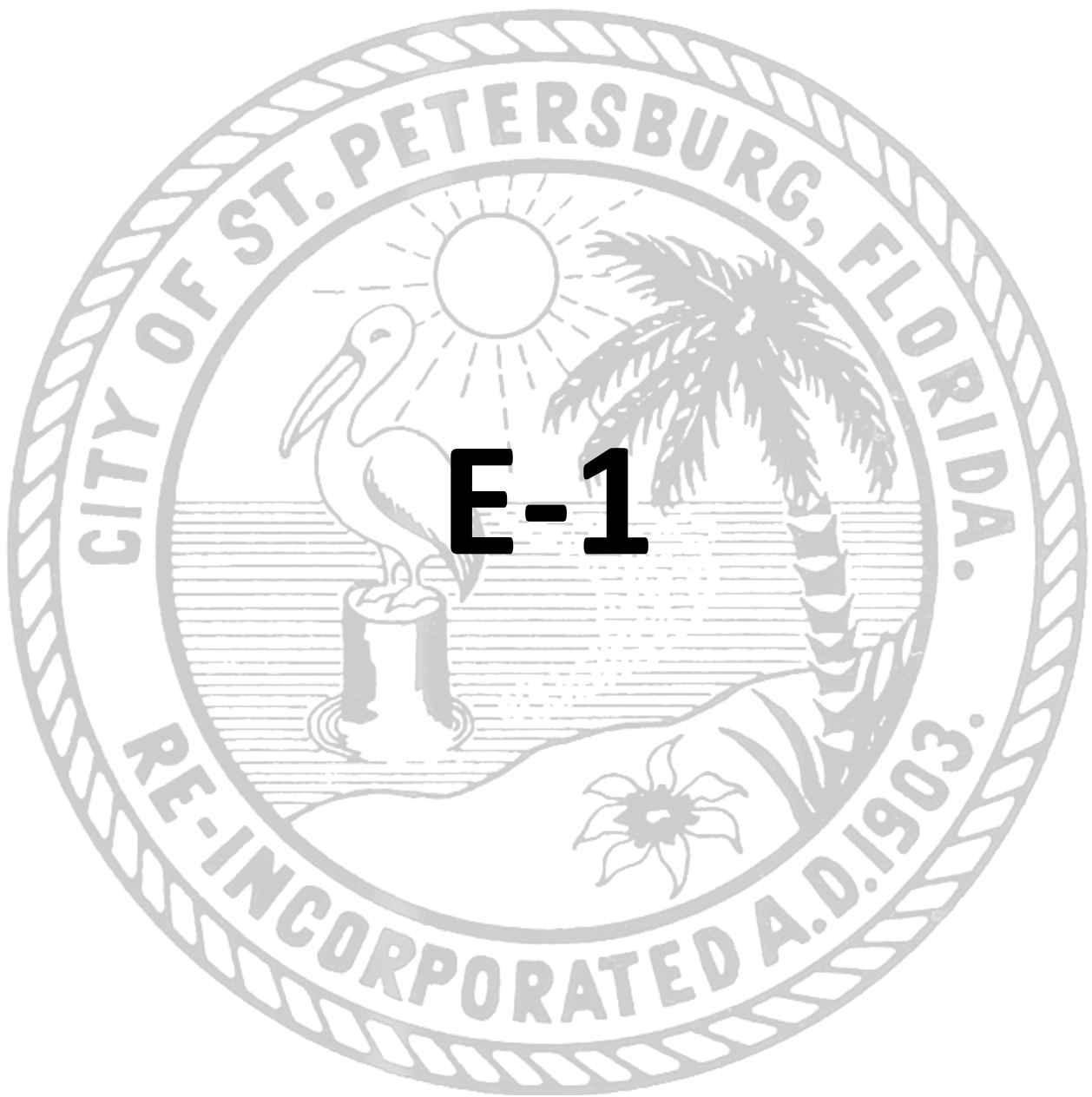
in St. Petersburg encourage all residents to reflect on its importance and to support efforts that ensure Social Security remains strong and sustainable for generations to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 14th day of August 2025.

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

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: FY26 Utility Rates and Charges
Please scroll down to view the backup material.




E-1



OFFICE OF THE MAYOR

CITY OF ST. PETERSBURG

KENNETH T. WELCH, MAYOR

DATE: August 14, 2025
TO: The Honorable Copley Gerdes, Chair and Members of City Council
FROM: Kenneth T. Welch, Mayor 
SUBJECT: Utility Rates for FY2026 (First Reading)

Today, I bring before you the First Reading of the FY26 recommended utility rate changes for the city's five (5) public utility systems. These adjustments are a direct result of the annual FY26 Utility Rate Study ("Study") which provides a comprehensive review of the required operating and capital expenses for each utility fund. This year's study closely aligns with original projections, with slightly higher overall rates due to increased inflationary costs that have impacted the various utilities' operating and capital expenditures.

Additionally, this year's study includes a review of potential funding sources, including utility rates, to support the St. Pete Agile Resilience (SPAR) Program. The SPAR Program, which started development during FY25, will re-prioritize and fast-track infrastructure initiatives that will provide immediate and long-lasting impacts in utility infrastructure throughout the city. The SPAR Program is in response to the continued challenges the city faces due to significant natural disasters such as higher-intensity rain events and stronger hurricanes. The FY26 Rate Study began reviewing funding options for this program and includes approximately \$10M of SPAR pre-planning work in FY26. The remainder of the SPAR Program's full cost (\$614 million) for Water and Stormwater is not currently included as other potential funding options, such as a General Obligation Bond, are still under review.

The attached memo provides detailed information on each individual utility rate program and their recommended rate adjustments. In general, the average utility customer can expect to see an 8-10% increase on their overall utility bill. Requested revenue increases for each utility are as follows: a 6.25% increase for Water, 7.75% increase for Wastewater, 9.75% increase for Reclaimed Water, 17.50% increase for Stormwater, and 7.00% increase for Sanitation.

A detailed report of these proposals has been presented at two Budget, Finance & Taxation Committee meetings held on June 12th and July 10th, 2025, as well as during a City Council Report on August 7th, 2025. Today, I am requesting approval of the FY26 Utility Rates to proceed to a

Public Hearing on September 4, 2025, for final approval and adoption. There will be three separate ordinances.

CDT:aym

MEMORANDUM

TO: Kenneth T. Welch, Mayor

FROM: Claude D. Tankersley, P.E., Public Works Administrator *CDT*
Amy Foster, Housing & Neighborhood Services Administrator *AF*

DATE: August 14, 2025 (First Reading)

SUBJECT: Fiscal Year 2026 Utility Rate Study Program
(Water Resources, Stormwater, and Sanitation Utility Programs)

Executive Summary

City staff, along with the financial team of Stantec Consulting Services, has conducted a Revenue Sufficiency Analysis and Cost of Service Utility Rate Study ("Study") for the City of St. Petersburg's Water, Wastewater, Reclaimed Water, Stormwater, and Sanitation Utility Funds. The purpose of this program is to ensure that utility program expenditures are supported through a healthy and stable revenue stream now and into the future. Cost of service expenditures are impacted by, but not limited to, inflation changes, equipment purchases, aging infrastructure, increased regulatory requirements, increased borrowing costs, changes in technology, and system impacts from natural events. This year's Study aligns closely with what was originally anticipated with slightly higher overall rates due to increased inflationary costs that have impacted the various utilities' operating and capital expenditures.

Additionally in this year's Study, a focus on potential funding sources, including utility rates, were reviewed to support the St. Pete Agile Resilience (SPAR) Program. The SPAR Program, which started development during FY25, will re-prioritize and fast-track infrastructure initiatives that will provide immediate and lasting impacts in utility infrastructure throughout the city. The SPAR Program is in response to the continued challenges the City faces due to significant natural disasters such as higher-intensity rain events and stronger hurricanes. The FY26 Rate Study began reviewing funding options for this program and includes approximately \$10M of SPAR pre-planning work in FY26. The rest of the full SPAR Program (\$614M) for Water and Stormwater is currently not included at this time as other potential funding options, such as a General Obligation (GO) Bond, for this program is currently under review.

Customer Utility Billing Analysis

Revenues supporting the current utility capital and operating expenditures are collected through the utility funds through a variety of ways which includes direct customer utility billing charges, miscellaneous service fees, grant funding, state and federal loan programs, and bonding programs. The Utility Rate Study has a particular focus on utility customers' billing and any rate



adjustments that need to be made to fees and charges. Upon completion of this year's Study, the recommended rate adjustments to customer utility billing are as follows: 6.25% increase to Water rates, 7.75% increase to Wastewater rates, 9.75% increase to Reclaimed Water rates, 17.50% increase to Stormwater rates, and 7.00% increase to Sanitation rates. Table 1 represents the recommended rate changes as compared to the anticipated rates for FY26.

Table 1: Recommended Revenue Rate Changes by Utility

Utility	Anticipated FY26 Rate Changes (from last year's study)	FY26 Final FY26 Recommendation
Water	6.75%	6.25%
Wastewater	6.75%	7.75%
Reclaimed Water	6.75%	9.75%
Stormwater	15.00%	17.50%
Sanitation	6.00%	7.00%

Upon implementation, the combination of the recommended rates across all utilities will impact a customer's total utility bill differently based on various factors including water/wastewater volume consumption, utilization of the reclaimed water system, and a customer's stormwater tier. As mentioned above, the current rates incorporate approximately \$10M of SPAR project planning necessary to implement the remaining \$614M of SPAR projects beginning in FY27.

St. Pete Agile Resilience Program (SPAR)

In August, September, and October 2024, the region was impacted by three hurricanes. These historical storms resulted in widespread flooding and strain on utility infrastructure. As such, the City is advancing a comprehensive program called the SPAR which is focused on accelerating flood mitigation projects, ensuring long-term resilience in the face of climate challenges, and embedding the latest scientific and technological approaches into Capital Improvement Program (CIP) Program planning. At its core, the "A" in "SPAR" which stands for "AGILE," reflects the City's commitment to quickly respond to change through rapid action and adaptation, while emphasizing data-driven decision-making, the use of SMART (Self-Monitoring, Analysis, and Reporting Technology), the application of climate and environmental science, the promotion of innovation, and the integration of digital tools. The SPAR Program revolves around public utility infrastructure in general but encompasses several projects across the Water Resources and Stormwater Utilities. Key features of the SPAR Program include:



MEMORANDUM

- **Accelerated Projects:** Prioritizing and fast-tracking infrastructure initiatives that will provide immediate and lasting impacts in public utility infrastructure.
- **Critical Investment:** Without SPAR, the City had already built \$833 million in utility CIP projects into the five-year CIP program for Water Resources and Stormwater. Upon approval of the SPAR Program, the total investment for the Water Resources and Stormwater Utility CIP programs would be \$1.4 billion between FY26-FY30.
- **Funding Plans:** Funding for SPAR projects could come from a variety of sources, such as utility rates, utility bonds (borrowing) and GO bonds, or state and federal grant opportunities. Discussions with City Council have already begun on potential funding options for their approval.
- **FY26 SPAR Projects:** To develop immediate action throughout the community for the SPAR Program, the Water Resources and Stormwater Utility CIP Programs have included initial funding investments in planning and design costs in the FY26 CIP. Table 2 provides the funding program plan with potential investments in the program.

SPAR FUNDING PLAN

Table 2: SPAR Funding Plan (in \$1,000)

	*FY 2026 Recomm'd	FY27	FY28	FY29	FY30	TOTAL
WASTEWATER COLLECTION	\$500	\$9,700	\$27,150	\$43,600	\$51,500	\$132,450
WATER DISTRIBUTION SYSTEM IMP. (DIS)	\$500	\$20,600	\$8,200	\$5,500	\$3,500	\$38,300
WASTEWATER TREATMENT	\$4,500	\$38,200	\$40,900	\$9,600	\$10,000	\$103,200
WATER TREATMENT/SUPPLY	\$700	\$5,000	\$8,400	\$19,750	\$21,000	\$54,850
WATER RESOURCES INFLATION CONTINGENCY		\$1,838	\$4,233	\$5,884	\$8,600	\$20,554
STORMWATER DRAINAGE IMPROVEMENTS	\$2,150	\$29,150	\$32,400	\$39,400	\$45,400	\$148,500
WET WEATHER STORMWATER TREATMENT AND INFRASTRUCTURE	\$1,250	\$23,750	\$19,000	\$8,000	\$6,500	\$58,500
STORMWATER FLOOD PROTECTION AND PUMP STATIONS	\$250	\$1,750	\$11,000	\$14,000	\$24,000	\$51,000
STORMWATER INFLATION CONTINGENCY	\$0	\$1,366	\$3,120	\$4,605	\$7,590	\$16,681
	\$9,850	\$131,354	\$154,403	\$150,339	\$178,090	\$624,035

*Recommended FY26 CIP program includes funding for pre-planning activities necessary to kick off the majority of SPAR projects in FY27

Individual Utility Fund Program Discussion

It is important to note that although all utility service fees and charges are consolidated into one utility bill, each utility program is reviewed and adjusted individually and the required utility revenues for FY26 are based on the CIP and Operating Budgets within each utility fund program. Below is a summary of recommended updates by utility fund:



FY26 WATER RESOURCES FUND:

FY26 Water Resources System Funding Requirements

The Public Works Administration recommends an overall revenue increase of 7.25% for the Water Resources fund as a whole [Note: The Water Resources Operating Fund is the funding source of three (3) separate utilities: water, wastewater, and reclaimed water.] This 7.25% is broken down into individual proposed rate changes of 6.25% for Water, 7.75% for Wastewater, and 9.75% for Reclaimed Water. Revenues will be used to operate the combined Water Resources system, to improved infrastructure throughout the CIP, and to cover debt service for the system. The following breaks down how expenditures are being supported throughout the fund.

The projected expense requirements for the FY26 Water Resources Operating Fund is projected at \$251.16M in FY26. The proposed expenses for the Water Resources Operating Fund (i.e., \$251.16M) represents an increase of 13.17% as compared to the FY25 Adopted Water Resources Operating Fund Budget. In addition, the Water Resources Operating Fund will support a \$51.26M transfer in operating funds to the Water Resources Debt Fund, as well as a \$56.27M transfer to the Water Resources Capital Projects Fund for essential capital improvement projects. The five-year FY26-30 Water Resources CIP is recommended at \$668.92M (includes Penny for Pinellas Funds) and includes significant capital enhancements to the systems' assets including projects recommended in St. Pete's Water Plan (master plan). Highlights of the five-year CIP include continued improvements to the sanitary sewer collection system with \$20.0M in funding from the Citywide Infrastructure Capital Improvement Fund (Penny for Pinellas Funds), and \$71.74M from the Water Resources Capital Projects Fund. Water Reclamation Facilities are also recommended to be funded at \$164.14M from the Water Resources CIP for continued improvements at the Northeast, Northwest, and Southwest Reclamation Facilities. Table 3 below is a summary of the 5-year Water Resources Fund CIP.

Table 3: 5-year Water Resources CIP Fund Summary including Penny for Pinellas Funds (in \$1,000)

	FY26	FY27	FY28	FY29	FY30	Total
Cosme & Pump Stations	\$19,290	\$27,750	\$34,000	\$14,950	\$8,100	\$104,090
Water Distribution Maint.	\$23,000	\$28,800	\$31,100	\$35,550	\$25,850	\$144,300
Wastewater Collection Maint.	\$12,050	\$18,290	\$20,700	\$16,300	\$13,400	\$80,740
Lift Stations	\$25,675	\$19,900	\$6,350	\$7,350	\$8,050	\$67,325
Water Reclamation Facilities	\$42,905	\$20,400	\$22,250	\$41,850	\$36,730	\$164,135
Reclaimed System Imp's	\$3,875	\$11,775	\$13,875	\$9,825	\$4,555	\$43,905
Other	\$4,325	\$10,731	\$12,745	\$15,529	\$21,099	\$64,429
TOTAL	*\$131,120	\$137,646	\$141,020	\$141,354	\$117,784	\$668,924

***FY26 includes \$6.2M in pre-planning work for the SPAR Program**



FY26 Water Resources Sanitary Sewer Funding Program

In FY20, Administration approved additional funding for Sanitary Sewer Pipe Repair and Replacement and Cured-in-Place Pipe Lining (CIPP) Projects from the Penny for Pinellas Citywide infrastructure Capital Improvement Fund in the amount of \$9.0M annually. Beginning in FY24, the Penny for Pinellas funding shifted from allocating \$9.0M annually to \$7.0M for FY24 and \$5.0M for the remaining years of the five-year CIP plan through FY29. This plan will be analyzed and reviewed during the annual Rate Study process to review adjustments that may need to be made moving forward. Table 4 shows the current recommended plan for the next five years.

Table 4: Penny for Pinellas Sanitary Sewer Funding Plan

Program Scenario	FY26	FY27	FY28	FY29	FY30
Citywide Infrastructure CIP Fund (3027)	\$5.0M	\$5.0M	\$5.0M	\$5.0M	\$0.0M

FY26 Water Resources Reclaimed Water System Recovery Costs

The FY26 five-year CIP also includes a new project for the Reclaimed Water System which supports the replacement of reclaimed water piping systems at the Northwest (NW) Reclamation Facility that were installed in the 1970's and 1980's and have reached the end of their useful life. Currently, reclaimed water rates recover approximately 80% of system costs, with the remaining balance recovered via water and wastewater retail rates. To maintain approximately 80% cost recovery rate for reclaimed water customers, and to support \$31M to replace the reclaimed water pipes discussed above, a 9.75% reclaimed water revenue rate adjustment is proposed for each year of the five-year FY26-FY30 planning horizon.

FY26 Water Resources Recommended Financial Plan

The Water Resources System continues to see significant cost impacts to its operations, maintenance, and capital improvement projects from common drivers such as labor and material costs, design complexity, and regulatory compliance. This includes increased costs in various areas anywhere from 20% up to 70% (i.e., supply chain cost increases, increases in chemical costs and building material costs, etc.). In addition, beginning in FY23, Administration finalized the adoption of the 50/50 cash-to-debt funding objective which funds annual capital improvement costs equally between cash-related funding sources (utility rates, grants, fees etc.) and borrowing (debt backed by utility bonds). By sustaining a 50/50 cash-to-debt funding ratio, the City will avoid hundreds of millions of dollars in long-term borrowing costs (debt interest payments) while balancing the cost burden between current and future generations. The ten-year financing program plan funds all essential projects identified in St. Pete's Water Plan and is inclusive of all



required maintenance and operational needs for a resilient and sustainable system now and into the future. Table 5 below represents the current five-year Water Resources Rate Changes Plan with 50/50 cash-to-debt funding.

Table 5: Five-Year Water Resources Operating Fund Revenue Adjustment Plan

Program Scenario	FY26	FY27	FY28	FY29	FY30
50/50 Cash to Debt Ratio	*7.25%	7.00%	7.00%	7.00%	6.50%

*7.25% represents the weighted average of the three individual utility revenue increases for water (6.25%), wastewater (7.75%), and reclaimed water (9.75%)

FY26 Water Resources Fund – Sewer Capacity Fee Update (Water Closet Fee)

In addition to the sufficiency review of Utility revenues from water and sewer consumption, this year's study builds on past years' studies and looked at the year-over-year cost recovery plan for the City's Sewer Capacity Fee, also referred to as the "Water Closet Fee". The Sewer Capacity Fee provides revenue from new development necessary to cover the costs of serving new customers, ensuring that new development pays for its fair share of the utility system. Last year, Administration proposed, and Council approved, a three-year plan to increase the Sewer Capacity Fee by 52.4%, (to \$600 per Water Closet) with an additional \$200 per year increase over the following two years. This year, Administration recommends the Sewer Capacity Fee be increased to the full cost-recovery level of to \$1,000 per Water Closet. with continuous review of this fee on an annual basis. This recommendation supports achieving full cost recovery now versus continued phasing over two years.

FY26 STORMWATER UTILITY OPERATING FUND:

FY26 Stormwater Utility Funds – System Funding Requirements

The Public Works Administration recommends a Stormwater Utility Fee increase of 17.50% to support an operating budget of \$46.52M. The proposed expenses for the Stormwater Operating Fund (i.e., \$46.52M) represents an increase of 12.26% as compared to the FY25 Adopted Stormwater Operating Fund Budget. In addition, the Stormwater Operating Fund will support a \$3.79M transfer in operating funds to the Stormwater Debt Fund, as well as a \$14.50M transfer to the Stormwater Capital Projects (CIP) Fund for essential capital improvement projects in FY26. The total five-year Stormwater CIP is recommended at \$173.96M. The Stormwater CIP funds projects related to the Stormwater Master Plan, as well as storm drainage projects throughout the city is shown in Table 6 below.



Table 6: Summary of the Stormwater Utility Fund 5-year CIP (in \$1,000)

	FY26	FY27	FY28	FY29	FY30	Total
Master Plan Storm Drainage	\$ 1,500	\$ 7,750	\$ 2,900	\$ 1,600	\$ 5,500	\$ 19,250
Storm Drainage Improvements	\$ 6,800	\$ 27,000	\$ 23,300	\$ 14,800	\$ 20,800	\$ 92,700
Water Quality	\$ 16,300	\$ 7,750	\$ 3,750	\$ 8,250	\$ 10,250	\$ 46,300
Other	\$ 7,650	\$ 1,063	\$ 1,498	\$ 1,849	\$ 3,655	\$ 15,714
TOTAL	\$ 32,250	\$ 43,563	\$ 31,448	\$ 26,499	\$ 40,205	\$ 173,964

**FY26 includes \$3.65M in pre-planning work for the SPAR Program*

FY26 Stormwater Utility Capital Fund - Recommended Financial Plan

Similar to the Water Resources Capital Fund, the Stormwater Utility Capital Fund aligns the CIP funding program with the bond rating agency's recommendation for a 50/50 cash-to-debt funding plan. Beginning in 2025, projects from the 2024 Stormwater Master Plan are included in the full five-year CIP program. As done historically, Administration has continued to approve the submission of grant applications which will continue to be reviewed in alignment with the annual Utility Rate Study Program. Table 7 shows the current financial program plan for the Stormwater Utility Fund throughout the Five-Year Forecast.

Table 7: Five-Year Stormwater Operating Fund Revenue Adjustment Plan

Program Scenario	FY26	FY27	FY28	FY29	FY30
50/50 Cash to Debt	17.50%	15.00%	4.00%	4.00%	4.00%

FY26 SANITATION OPERATING FUND:

FY26 Sanitation Utility Fund-System Requirements

The 7.00% proposed increase in Sanitation service rates will bring operational revenues in line with rising operational expenses. The rate proposal also includes a baseline provision for preventative maintenance and repairs to the Sanitation facilities, a catch-up funding replacement cycle for dated fleet vehicles, and establishes a fully funded normal replacement cycle for service vehicles and containers on a fiscal basis through FY35. The rate proposal also includes provisions that will assist with cost escalation on commodities and services such as uniforms and temporary labor. The proposed rate also assumes an 8% year-over-year increase in Pinellas County tipping fees. The Sanitation Utility Program is anticipated to stay consistent with the current estimated rate increases as reflected in Table 12 below.



Table 8: Five-Year Sanitation Operating Fund Revenue Adjustment Plan

Program Scenario	FY26	FY27	FY28	FY29	FY29
Flat Fee Trash and Recycling	7.00%	7.00%	7.00%	7.00%	4.75%

Recommended Action:

Today, August 14, 2025, City Council will conduct a First Reading of the proposed rate ordinances and will vote to move forward to a Public Hearing for the proposed rates for final adoption on September 4, 2025. This will allow the rates to be effective as of October 1, 2025, as included within the FY26 revenue projections. Attachment 1 consists of three separate Ordinances requiring action, each reflecting the proposed rate changes described herein with respect to the Water Resources Utility Program (water, wastewater, reclaimed), the Stormwater Utility Program, and the Sanitation Program.

Attachment 1: Utility Ordinances

Attachment 2: Water Rates Recommendation Tables

Attachment 3: Wastewater Rates Recommendation Tables

Attachment 4: Wholesale Rate Recommendations

Attachment 5: History of Rate Increases



ORDINANCE NO. _____

AN ORDINANCE RELATING TO SANITATION RATES AND CHARGES; AMENDING CHAPTER 27, SECTION 27-557 OF THE ST. PETERSBURG CITY CODE; AMENDING RATES AND CHARGES FOR SANITATION SERVICES; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. Section 27-557 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-557. - Sanitation charges.

(a) *Generally.* All occupants or owners of premises in the City that are subject to having accumulations of garbage, recyclable materials, rubbish and garden trash removed and disposed of by the City shall be required to pay charges for garbage, recyclable materials and rubbish removal, and these charges shall be paid to the City and will be billed with water and sewer service billings. When a water service is active and unless specifically included in other sections of this article, all occupants or owners of premises in the City shall pay a removal charge as follows:

(1) *Ninety-gallon or 300-gallon bulk garbage container service (twice-per-week).*

a. *Curbside/alley monthly charge.*

1. Single-family residence ~~\$32.35~~ \$30.23

Each additional automated 90-gallon bulk garbage container (six-month minimum) \$17.85 ~~\$16.68~~

2. Multiple-family residence, per unit ~~\$32.35~~ \$30.23

3. Business or institution:

One automated 90-gallon can ~~\$32.35~~ \$30.23

Each additional automated 90-gallon can (six-month minimum).....\$17.85
~~\$16.68~~

b. *Backyard monthly charge.*

1. Single-family residence:

One automated 90-gallon bulk garbage container or two, manual system \$77.17 ~~\$72.12~~

Each additional automated 90-gallon bulk garbage container or two bulk garbage containers, manual system..... \$37.81 ~~\$35.34~~

2. Multifamily residence, per unit \$77.17 ~~\$72.12~~

3. Business or institution:

One automated 90-gallon can or two cans, manual system \$77.17 ~~\$72.12~~

Each additional automated 90-gallon can or two cans, manual system.....\$37.81 ~~\$35.34~~

c. *Mobile home space.* Each mobile home space constitutes a single-family residential unit.

(2) *Ninety-gallon bulk garbage container service (once-per-week).*

a. Once-per-week collection status will be made available. To qualify, the customer must make application to the POD, and meet all of the following criteria:

1. Have a single-family residence;
2. Have a household consisting of only one or two persons;
3. Participate at least once per calendar month in the city-wide recycling program; and
4. In the billing month, have water consumption of 5,000 gallons or less. If water consumption exceeds 5,000 in a given month, then the twice-per-week rate shall apply.

The once-per-week status will be granted to customers who share a large automated bulk garbage container if they meet the criteria of this subsection (a)(2)a.

b. Single-family residence, once-per-week, monthly charge \$25.64 ~~\$23.96~~

c. Once a week garbage collection service will be withdrawn and twice a week garbage service instituted at the prescribed charge therefor upon 15 days' written notice to the customer (occupant or owner) with the notice provided by regular United States mail or by delivery to the premises served. Notice shall be complete upon mailing or delivery. Such notice shall be given if the POD determines that one of the following has occurred in connection with the once a week service:

1. A potential or actual health hazard or odor problem has occurred or is occurring due to the once a week garbage service; or
2. Sufficient material is being placed in the container that once a week service is not adequate for removal.
3. The customer has not met the criteria for once-per-week collection listed in subsection (a)(2)a. for three consecutive months.

- d. The owner or occupant given such notice may appeal the decision to withdraw once a week service by giving written notice thereof in the manner and to the person prescribed in the notice of withdrawal of once a week service along with payment of the prescribed fee therefor. The notice of appeal must be actually delivered to and stamped received by the POD within ten days of the date of mailing of the notice of withdrawal of once a week service.

The Mayor shall by administrative regulation provide for the processing of appeals including the amount of the fee therefor and who shall determine appeals. All appeals shall be determined according to the evidence presented. The appellant and the POD shall have a right to be present and present evidence and be heard. The strict rules of evidence shall not apply.

- e. If once a week garbage service has been withdrawn as provided herein it shall not be reinstituted until one year has elapsed and then only upon proper application.

(3) *Other bulk container service fees.*

- a. Standby fees and criteria for charging such fees are discussed in section 27-141(c)(2). The monthly standby fee shall be..... \$16.62 ~~\$15.53~~
- b. Other fees. A one-time placement fee for an additional 90-gallon can will be \$15.39 ~~\$14.38~~
- c. Single stream recycling fee. A monthly fee for single family residence bulk recycling container service shall be \$4.27 ~~\$3.99~~

- (4) *Roll off container service.* Where a roll off container is used the charge is per pull. It is \$2.33 ~~\$2.18~~ per cubic yard capacity times the compaction ratio of one for regular containers and four for compacting containers plus the cost of disposal plus \$209.17 ~~\$195.49~~. There is a one-time placement fee of \$14.48 ~~\$13.53~~. \$72.44 ~~67.70~~ will be charged for overloaded or blocked containers; \$50.71 ~~\$47.39~~ will be charged for cleaning.

- (5) *Bulk container service rate.* Where a commercial or multi-family residential bulk container is used, the charge per cubic yard shall be based on size of container and frequency of collection as shown on Tables A—E. The monthly charge will be calculated by multiplying the charge per cubic yard from the applicable table times the size of the bulk commercial or multi-family residential container times the number of pickups per week times 52 weeks divided by 12 months. In addition, the following charges will apply:

- a. Special rollout charge, per occurrence \$4.61 ~~\$4.31~~
- b. Special pickups \$19.06 ~~\$17.81~~

Plus the established per cubic yard cost from Tables A—E for that customer.

- c. Special service charge for multifamily units serviced by bulk commercial or multi-family residential containers, per unit, per month \$7.30 ~~\$6.82~~

Plus, the appropriate bulk container rate (condominium, apartment, mobile home park, etc.)

TABLE A. COMMERCIAL - UNCOMPACTED

Times/week collected	1	2	3	4	5	6	7
1 cubic yard	\$21.17	\$18.63	\$17.76	\$17.35	\$17.10	\$16.94	\$16.80
2 cubic yards	\$13.96	\$12.68	\$12.24	\$12.00	\$11.89	\$11.79	\$11.71
3 cubic yards	\$11.70	\$10.74	\$10.43	\$10.28	\$10.16	\$10.09	\$10.07
4 cubic yards	\$10.49	\$9.76	\$9.51	\$9.38	\$9.30	\$9.25	\$9.20
5 cubic yards	\$9.79	\$9.18	\$8.97	\$8.87	\$8.81	\$8.79	\$8.76
6 cubic yards	\$9.32	\$8.79	\$8.58	\$8.51	\$8.46	\$8.41	\$8.40
8 cubic yards	\$8.72	\$8.26	\$8.12	\$8.04	\$8.02	\$7.97	\$7.96
10 cubic yards	\$8.41	\$7.97	\$7.83	\$7.78	\$7.69	\$7.68	\$7.67

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>1 cubic yard</u>	<u>\$22.65</u>	<u>\$19.93</u>	<u>\$19.00</u>	<u>\$18.56</u>	<u>\$18.30</u>	<u>\$18.13</u>	<u>\$17.98</u>
<u>2 cubic yards</u>	<u>\$14.94</u>	<u>\$13.57</u>	<u>\$13.10</u>	<u>\$12.84</u>	<u>\$12.72</u>	<u>\$12.62</u>	<u>\$12.53</u>
<u>3 cubic yards</u>	<u>\$12.52</u>	<u>\$11.49</u>	<u>\$11.16</u>	<u>\$11.00</u>	<u>\$10.87</u>	<u>\$10.80</u>	<u>\$10.77</u>
<u>4 cubic yards</u>	<u>\$11.22</u>	<u>\$10.44</u>	<u>\$10.18</u>	<u>\$10.04</u>	<u>\$9.95</u>	<u>\$9.90</u>	<u>\$9.84</u>
<u>5 cubic yards</u>	<u>\$10.48</u>	<u>\$9.82</u>	<u>\$9.60</u>	<u>\$9.49</u>	<u>\$9.43</u>	<u>\$9.41</u>	<u>\$9.37</u>
<u>6 cubic yards</u>	<u>\$9.97</u>	<u>\$9.41</u>	<u>\$9.18</u>	<u>\$9.11</u>	<u>\$9.05</u>	<u>\$9.00</u>	<u>\$8.99</u>
<u>8 cubic yards</u>	<u>\$9.33</u>	<u>\$8.84</u>	<u>\$8.69</u>	<u>\$8.60</u>	<u>\$8.58</u>	<u>\$8.53</u>	<u>\$8.52</u>

<u>10 cubic yards</u>	<u>\$9.00</u>	<u>\$8.53</u>	<u>\$8.38</u>	<u>\$8.32</u>	<u>\$8.23</u>	<u>\$8.22</u>	<u>\$8.21</u>
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TABLE B. COMMERCIAL – COMPACTED

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>2 cubic yards</u>	\$28.79	\$28.38	\$28.25	\$28.17	\$28.12	\$26.91	\$26.88
<u>3 cubic yards</u>	\$26.96	\$26.67	\$26.57	\$26.53	\$26.51	\$26.50	\$26.49
<u>4 cubic yards</u>	\$25.80	\$25.73	\$25.71	\$25.70	\$25.68	\$25.65	\$25.51
<u>5 cubic yards</u>	\$25.31	\$25.26	\$25.23	\$25.22	\$25.22	\$25.21	\$25.09
<u>6 cubic yards</u>	\$24.98	\$24.93	\$24.91	\$24.89	\$24.89	\$24.87	\$24.64
<u>8 cubic yards</u>	\$24.64	\$24.54	\$24.48	\$24.47	\$24.47	\$24.47	\$24.46

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>2 cubic yards</u>	<u>\$30.81</u>	<u>\$30.37</u>	<u>\$30.23</u>	<u>\$30.14</u>	<u>\$30.09</u>	<u>\$28.79</u>	<u>\$28.76</u>
<u>3 cubic yards</u>	<u>\$28.85</u>	<u>\$28.54</u>	<u>\$28.43</u>	<u>\$28.39</u>	<u>\$28.37</u>	<u>\$28.36</u>	<u>\$28.34</u>
<u>4 cubic yards</u>	<u>\$27.61</u>	<u>\$27.53</u>	<u>\$27.51</u>	<u>\$27.50</u>	<u>\$27.48</u>	<u>\$27.45</u>	<u>\$27.30</u>
<u>5 cubic yards</u>	<u>\$27.08</u>	<u>\$27.03</u>	<u>\$27.00</u>	<u>\$26.99</u>	<u>\$26.99</u>	<u>\$26.97</u>	<u>\$26.85</u>
<u>6 cubic yards</u>	<u>\$26.73</u>	<u>\$26.68</u>	<u>\$26.65</u>	<u>\$26.63</u>	<u>\$26.63</u>	<u>\$26.61</u>	<u>\$26.36</u>
<u>8 cubic yards</u>	<u>\$26.36</u>	<u>\$26.26</u>	<u>\$26.19</u>	<u>\$26.18</u>	<u>\$26.18</u>	<u>\$26.18</u>	<u>26.17</u>

TABLE C. MULTI-FAMILY – UNCOMPACTED

Times/week collected	1	2	3	4	5	6	7
1 cubic yard	\$18.96	\$16.42	\$15.58	\$15.15	\$14.90	\$14.73	\$14.60
2 cubic yards	\$11.78	\$10.46	\$10.06	\$9.81	\$9.69	\$9.58	\$9.53
3 cubic yards	\$9.51	\$8.54	\$8.24	\$8.07	\$7.97	\$7.89	\$7.87
4 cubic yards	\$8.29	\$7.55	\$7.31	\$7.18	\$7.07	\$7.03	\$7.01
5 cubic yards	\$7.58	\$6.99	\$6.78	\$6.66	\$6.59	\$6.55	\$6.54
6 cubic yards	\$7.10	\$6.57	\$6.40	\$6.30	\$6.27	\$6.21	\$6.19
8 cubic yards	\$6.51	\$6.05	\$5.92	\$5.85	\$5.81	\$5.77	\$5.76
10 cubic yards	\$6.21	\$5.77	\$5.63	\$5.55	\$5.50	\$5.48	\$5.47

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>1 cubic yard</u>	<u>\$20.29</u>	<u>\$17.57</u>	<u>\$16.67</u>	<u>\$16.21</u>	<u>\$15.94</u>	<u>\$15.76</u>	<u>\$15.62</u>
<u>2 cubic yards</u>	<u>\$12.60</u>	<u>\$11.19</u>	<u>\$10.76</u>	<u>\$10.50</u>	<u>\$10.37</u>	<u>\$10.25</u>	<u>\$10.20</u>
<u>3 cubic yards</u>	<u>\$10.18</u>	<u>\$9.14</u>	<u>\$8.82</u>	<u>\$8.63</u>	<u>\$8.53</u>	<u>\$8.44</u>	<u>\$8.42</u>
<u>4 cubic yards</u>	<u>\$8.87</u>	<u>\$8.08</u>	<u>\$7.82</u>	<u>\$7.68</u>	<u>\$7.56</u>	<u>\$7.52</u>	<u>\$7.50</u>
<u>5 cubic yards</u>	<u>\$8.11</u>	<u>\$7.48</u>	<u>\$7.25</u>	<u>\$7.13</u>	<u>\$7.05</u>	<u>\$7.01</u>	<u>\$7.00</u>
<u>6 cubic yards</u>	<u>\$7.60</u>	<u>\$7.03</u>	<u>\$6.85</u>	<u>\$6.74</u>	<u>\$6.71</u>	<u>\$6.64</u>	<u>\$6.62</u>
<u>8 cubic yards</u>	<u>\$6.97</u>	<u>\$6.47</u>	<u>\$6.33</u>	<u>\$6.26</u>	<u>\$6.22</u>	<u>\$6.17</u>	<u>\$6.16</u>
<u>10 cubic yards</u>	<u>\$6.64</u>	<u>\$6.17</u>	<u>\$6.02</u>	<u>\$5.94</u>	<u>\$5.89</u>	<u>\$5.86</u>	<u>\$5.85</u>

TABLE D. MULTI-FAMILY - COMPACTED

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>2 cubic yards</u>	\$20.00	\$19.61	\$19.45	\$19.38	\$19.33	\$19.29	\$19.26
<u>3 cubic yards</u>	\$18.18	\$17.89	\$17.78	\$17.73	\$17.70	\$17.69	\$17.68
<u>4 cubic yards</u>	\$17.21	\$17.05	\$16.96	\$16.94	\$16.91	\$16.88	\$16.86
<u>5 cubic yards</u>	\$16.70	\$16.54	\$16.47	\$16.43	\$16.42	\$16.42	\$16.41
<u>6 cubic yards</u>	\$16.33	\$16.18	\$16.13	\$16.12	\$16.11	\$16.11	\$16.08
<u>8 cubic yards</u>	\$15.85	\$15.76	\$15.73	\$15.70	\$15.67	\$15.67	\$15.66

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>2 cubic yards</u>	<u>\$21.40</u>	<u>\$20.98</u>	<u>\$20.81</u>	<u>\$20.74</u>	<u>\$20.68</u>	<u>\$20.64</u>	<u>\$20.61</u>
<u>3 cubic yards</u>	<u>\$19.45</u>	<u>\$19.14</u>	<u>\$19.02</u>	<u>\$18.97</u>	<u>\$18.94</u>	<u>\$18.93</u>	<u>\$18.92</u>
<u>4 cubic yards</u>	<u>\$18.41</u>	<u>\$18.24</u>	<u>\$18.15</u>	<u>\$18.13</u>	<u>\$18.09</u>	<u>\$18.06</u>	<u>\$18.04</u>
<u>5 cubic yards</u>	<u>\$17.87</u>	<u>\$17.70</u>	<u>\$17.62</u>	<u>\$17.58</u>	<u>\$17.57</u>	<u>\$17.57</u>	<u>\$17.56</u>
<u>6 cubic yards</u>	<u>\$17.47</u>	<u>\$17.31</u>	<u>\$17.26</u>	<u>\$17.25</u>	<u>\$17.24</u>	<u>\$17.24</u>	<u>\$17.21</u>
<u>8 cubic yards</u>	<u>\$16.96</u>	<u>\$16.86</u>	<u>\$16.83</u>	<u>\$16.80</u>	<u>\$16.77</u>	<u>\$16.77</u>	<u>\$16.76</u>

TABLE E. CARDBOARD

Times/week collected	1	2	3	4	5	6	7
2 cubic yards	\$5.26	\$5.26	\$5.26	\$5.26	\$5.26	\$5.26	\$5.26
3 cubic yards	\$4.65	\$4.65	\$4.65	\$4.65	\$4.65	\$4.65	\$4.65
4 cubic yards	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37
6 cubic yards	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
8 cubic yards	\$2.17	\$2.17	\$2.17	\$2.17	\$2.17	\$2.17	\$2.17

<u>Times/week collected</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>2 cubic yards</u>	<u>\$5.63</u>	<u>\$5.63</u>	<u>\$5.63</u>	<u>\$5.63</u>	<u>\$5.63</u>	<u>\$5.63</u>	<u>\$5.63</u>
<u>3 cubic yards</u>	<u>\$4.98</u>	<u>\$4.98</u>	<u>\$4.98</u>	<u>\$4.98</u>	<u>\$4.98</u>	<u>\$4.98</u>	<u>\$4.98</u>
<u>4 cubic yards</u>	<u>\$4.68</u>	<u>\$4.68</u>	<u>\$4.68</u>	<u>\$4.68</u>	<u>\$4.68</u>	<u>\$4.68</u>	<u>\$4.68</u>
<u>6 cubic yards</u>	<u>\$3.11</u>	<u>\$3.11</u>	<u>\$3.11</u>	<u>\$3.11</u>	<u>\$3.11</u>	<u>\$3.11</u>	<u>\$3.11</u>
<u>8 cubic yards</u>	<u>\$2.32</u>	<u>\$2.32</u>	<u>\$2.32</u>	<u>\$2.32</u>	<u>\$2.32</u>	<u>\$2.32</u>	<u>\$2.32</u>

d. There is a one-time placement fee of \$14.48 ~~\$13.53~~ for each temporary bulk container.

- (6) *Special service charges for private collection.* For nonresidential collection, the special service charge for a privately collected roll off container is \$2.34 ~~\$2.19~~ per cubic yard capacity times the compaction ratio.

For existing nonautomated multifamily back door, door to door apartment private collection, the monthly special service charge for private collections is \$2.34 ~~\$2.19~~ per

cubic yard capacity times the compaction ratio times the frequency of pickup per month, plus an annual monitoring fee of \$7.30 ~~\$6.82~~ per unit. The monitoring fee is to be paid annually in advance.

- a. The special service charge for all other multifamily units privately collected will be \$7.30 ~~\$6.82~~ per unit per month (condominium, apartment, mobile home park, etc.).
 - b. All existing nonautomated multifamily apartment back door collection, door to door by the owner, shall be allowed to continue for so long as it remains impractical for the City to provide such service.
- (b) *Special services.* All materials accumulated and/or declared of a special nature by the POD will be collected on a time and material basis as determined by the POD, except those services and charges as follows:
- Special collections, per cubic yard with one cubic yard minimum \$25.65 ~~\$23.97~~
- Dead animal pickup, per animal \$16.07 ~~\$15.02~~
- Lot clearing, per lot plus actual cost of clearing lot \$94.17 ~~\$88.01~~
- Surcharge per truck load of seafood (will be prorated where more than one customer contributes seafood to the truckload) \$144.87 ~~\$135.39~~
- (c) *Deposit required.* Deposits for sanitation services in subsection (a) of this section shall be collected and held in accordance with the policies and procedures in section 27-3.
- (d) *Deposit amounts, sanitation.* The sanitation service deposits shall be in the following amounts:
- (1) *Curbside or alley service.*
 - a. Single-family residential \$64.69 ~~\$60.46~~.
 - b. Multifamily residential, per living unit \$64.69 ~~\$60.46~~.
 - (2) *Commercial and special residential service.* Two times the estimated monthly charge for the type of service to be provided.
 - (3) *Deposits for service outside the limits of the City.* Subject to a 25 percent increase.
- (e) *Water service.* All sanitation charges will apply for a water service in active status. A flat sanitation standby charge will apply for a water service in standby status. Sanitation charges will only be waived when water service has been discontinued.

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

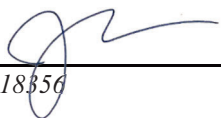
SECTION THREE. The provisions of this ordinance shall be deemed to be severable. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION FOUR. The rates and fees established by this ordinance shall be utilized in calculating customers' bills beginning on October 1, 2025.

SECTION FIVE. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is related to revenue sources necessary to fund the budget. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

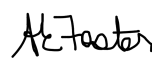
SECTION SIX. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance,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

LEGAL:



00818356

ADMINISTRATION:



ORDINANCE NO. _____

AN ORDINANCE RELATING TO UTILITY RATES; AMENDING SECTION 27-405, SUBSECTIONS (b)(1) AND (b)(2) OF THE ST. PETERSBURG CITY CODE; AMENDING THE STORMWATER UTILITY FEE; AMENDING THE TIERED RATE STRUCTURE FEES FOR SINGLE FAMILY RESIDENTIAL PARCELS; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Subsections 27-405(b)(1) and 27-405(b)(2) of the St. Petersburg City Code are hereby amended to read as follows:

Sec. 27-405. Stormwater management system utility fee.

(b) *Scheduled rates.* The following uniform schedule of utility rates for services and facilities of the stormwater system is hereby established:

(1) A monthly stormwater system utility fee of ~~\$19.78~~ 23.24 per month is established as the rate for each SFU.

(2) Each SFRP is grouped into the following categories for purposes of calculating stormwater charges based upon their measured impervious area:

Tier	Impervious Area	Fee
Tier 1	Less than 1,600 square feet	\$ 9.94 <u>11.68</u>
Tier 2	1,601 square feet – 3,200 square feet	\$ 19.78 <u>23.24</u>
Tier 3	3,201 square feet – 4,800 square feet	\$ 31.06 <u>36.50</u>
Tier 4	More than 4,801 square feet	\$ 46.34 <u>54.45</u>

SECTION 2. 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.

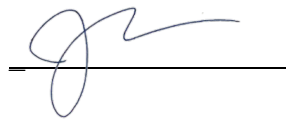
SECTION 3. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing 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 4. The rates established by this ordinance shall be utilized in calculating customers' bills beginning on October 1, 2025.

SECTION 5. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is related to revenue sources necessary to fund the budget. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

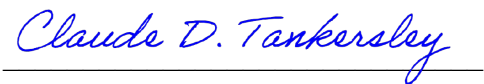
SECTION 6. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:



Citylaw 00819166

ADMINISTRATION:



ORDINANCE NO. _____

AN ORDINANCE RELATING TO UTILITY RATES AND CHARGES; AMENDING CHAPTER 27, SECTIONS 27-4 (c), 27-6, 27-109 (b), 27-109 (d), 27-113 (b), 27-141 (a), 27-141 (b), 27-142 (a), 27-143 (b), 27-144, 27-146 (b), 27-146 (d), 27-177 (a), 27-177 (d), 27-250 (a), 27-283 (a), 27-284 (a), 27-284 (d), AND 27-337 OF THE ST. PETERSBURG CITY CODE; AMENDING OWNER LIABILITY FOR CERTAIN CHARGES; ADDING ADJUSTMENT RELIEF FOR POOL REFILLS FOLLOWING A DECLARED STATE OF EMERGENCY; AMENDING CHARGES FOR POTABLE WATER CONNECTION; AMENDING BASE AND VOLUME CHARGES FOR WATER SERVICE; AMENDING VARIOUS SERVICE CHARGES; AMENDING WHOLESALE WATER SERVICE CHARGES FOR THE CITY OF GULFPORT; AMENDING FIRE SERVICE CHARGES; AMENDING RATES AND CHARGES FOR IRRIGATION ONLY ACCOUNTS; AMENDING RATES AND CHARGES FOR COMMERCIAL WATER ONLY ACCOUNTS; AMENDING RATES AND CHARGES FOR RECLAIMED WATER SERVICE; AMENDING SEWER CAPACITY FEE; AMENDING RETAIL AND WHOLESALE WASTEWATER SERVICE CHARGES; AMENDING GREASE MANAGEMENT FEES; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW CHARGES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Subsection 27-4 (c) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-4. Liability for charges; liens.

- (c) When utility services are found on for a premises that does not have approved utility service established by the City and unauthorized water consumption occurs, a utility account shall be activated in the name of the owner as reflected in the records of the Pinellas County Property Appraiser for any unauthorized water consumption and utility service. The City shall be responsible to look no further than the Pinellas County Property Appraiser's Office for property owner information. The account shall be billed the found on administrative charge per bill pursuant to section 27-141(b)(16) applicable deposits, and the owner will be charged for all unauthorized water consumption and utility service.

SECTION 2. Section 27-6 of the St. Petersburg City Code is hereby amended to add a new subsection (i) to read as follows:

Sec. 27-6. Adjustments to accounts.

- (i) Sewer volume adjustment for swimming pool drain and refill due to flooding or storm surge following a state of emergency. In addition to any other relief available in this section, customers who must drain and fill a pool due to flooding or storm surge within the 60 days following the declaration of a state of emergency under the City's Emergency Code for a hurricane or flooding event may apply for a single adjustment of their sewer volume charges for the filling of the pool. In order to obtain a sewer charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation that the pool was impacted by flooding or storm surge and establishing the date the pool was filled. For good cause shown, the 60-day deadline may be extended by six months and the single fill may be increased to two fills. In calculating the sewer charge adjustment, the sewer volume shall be reduced either to an amount equivalent to the customer's average sewer volume for the three-month period prior to filling of the pool or to an amount reflecting a reduction by the gallonage of the pool, whichever results in lesser adjustment. No adjustments shall be made to the water charges or volume for pool fillings.

SECTION 3. Subsection 27-109 (b) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-109. Charges.

- (b) *Potable services.* Charges for connection to the City water system are hereby established as follows:

Service Size (in inches)	Connection Charge
5/8 or 3/4	\$1,301.53 <u>\$1,395.89</u>
1	\$1,556.17 <u>\$1,668.99</u>
1 1/2	\$4,753.40 <u>\$5,098.02</u>

2 or larger	Actual costs not to exceed 10% more than the written, estimated costs provided to customer prior to installation
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Charges for connections in this section include costs of: Tap, meter, meter setting, dual check or double check backflow preventer, labor and other materials to complete such connection.

- (1) In certain applications having a higher potential for contamination of the water system, the City may require a reduced pressure backflow preventer instead of the dual check or double check backflow preventer. For such connections, in addition to the connection charges referenced above, an estimated additional charge will be required to pay for the increased costs for specialized equipment. Upon completion of installation, the actual charges for the connection will be determined, and a refund or additional charge made.
- (2) Water service connection charges do not include water main extensions which may be required to extend the water system to the customer's property.
- (3) Payment for water services larger than those listed in the above table and for water main extensions shall be made in advance and based upon estimated cost. Upon completion of the installation, actual charges for the connection will be determined and a refund or additional charge made.

SECTION 4. Subsection 27-109 (d) of the St. Petersburg City Code is hereby amended to read as follows:

- (d) *Meter relocation.* All meter relocations on the same property will be done at actual cost. A minimum of ~~\$339.53~~ \$364.15 will be charged for all meter relocations. Any cost exceeding this minimum charge will be billed to the customer.

SECTION 5. Subsection 27-113 (b) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-113. Portable meters.

- (b) *Charges.* Charges for water and reclaimed water utilizing portable meters shall be billed on a monthly basis. The monthly base charge shall be billed according to the base charge for a three-inch potable water meter set forth in section 27-141. The monthly base charge shall be prorated based on the number of days a portable meter is in use, if a portable meter is returned to the City prior to the end of a given month. Consumption recorded for portable water meters shall be billed at the established rate per 1,000 gallons of flow at the first ~~5,600~~ 3,500 gallons rate as set forth in section 27-141. Consumption recorded for portable reclaimed water meters shall be billed at the established rate set forth in section 27-177. In addition, a ~~\$50.93~~ \$54.62 service charge shall be applied to the initial monthly bill. The City shall consider the portable meter in use on the date such portable meter is connected to the water or reclaimed water system, until the meter is returned to the City in good working

condition. The City reserves the right to require the return of the portable meter at any time. Repairs or replacement to damaged meters, equipment and or attachments shall be billed at actual cost. If a meter is not returned within 15 calendar days of the request by the City, a replacement fee for actual cost of replacements shall be charged to the customer.

SECTION 6. Subsection 27-141 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-141. Established; amount; service categories defined; surcharge.

(a) *Monthly use rate.* City water customers will be charged monthly base and volume charges as set forth in the following subsections:

(1) *Base charges.* The base charges, determined by meter size, are listed in the following table:

Meter Size (in inches)	Base Charge
5/8 or 3/4	\$10.35 \$11.00
1	\$18.23 \$19.37
1 1/2	\$45.82 \$48.68
2	\$56.33 \$59.85
3	\$135.15 \$143.60
4	\$266.53 \$283.19
6	\$529.27 \$562.35
8	\$923.39 \$981.10
10	\$1,448.88 \$1,539.44
12	\$1,744.47 \$1,853.50

(2) *Volume charges.* Volume charges, determined by gallons used, are listed in the following tables:

- a. For single-family dwelling customers, \$2.64 for each 1,000 gallons consumed as cost of water from Tampa Bay Water and an inverted rate as follows:

Volume Charges

Single-Family Dwelling Customer

Rates Per 1,000 Gallons

by Gallonage Increments

First 3,500	\$3.79 \$4.19
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Next 3,500	\$5.94 <u>\$6.48</u>
Next 3,500	\$14.51 <u>\$15.58</u>
Over 10,500	\$23.09 <u>\$24.70</u>

- b. For multifamily dwelling customers, \$2.64 for each 1,000 gallons consumed as cost of water from Tampa Bay Water and an inverted rate as follows:

Volume Charges

Multifamily Dwelling Customer

Rates Per 1,000 Gallons

Total Volume Divided by Number

of Dwelling Units Served by Meter

First 3,500 per unit	\$3.79 <u>\$4.19</u>
Next 3,500 per unit	\$5.94 <u>\$6.48</u>
Next 3,500 per unit	\$14.51 <u>\$15.58</u>
Over 10,500 per unit	\$23.09 <u>\$24.70</u>

- c. For commercial customers, \$2.64 for each 1,000 gallons consumed as cost of water from Tampa Bay Water and an inverted rate as follows:

Volume Charges

Commercial Customer

Rates Per 1,000 Gallons

Gallonage Based on Monthly

Average per

Commercial Customer

Up to average	\$3.79 <u>\$4.19</u>
Average to 2.0 times the average	\$5.94 <u>\$6.48</u>
2.0 to 3.0 times the average	\$14.51 <u>\$15.58</u>
Over 3.0 times the average	\$23.09 <u>\$24.70</u>

A monthly average of a 12-month period will be calculated per commercial customer for each fiscal year beginning October 1. The 12-month period utilized will be October through September of the preceding fiscal year and will be updated annually. For new commercial customers without consumption history,

the lowest block rate will be utilized until a 12-month period between October and September is completed.

A commercial customer who experiences changed business conditions which would necessitate a revised calculation of the monthly average, may request a water use evaluation by the City. The City may calculate a new average based on that evaluation. After receiving notice of the results of the evaluation, the customer may appeal these results to the Utility Billing Review Committee within 14 days by filing notice of appeal with the City Clerk.

SECTION 7. Subsection 27-141 (b) of the St. Petersburg City Code is hereby amended to read as follows:

(b) *Utility water service charges rate.*

- (1) Change account status from active to standby ~~\$11.32~~ \$12.14
- (2) Utility lien recording and releasing fee ~~\$39.61~~ \$42.48
- (3) Turn-on or turn-off service ~~\$28.29~~ \$30.34
- (4) Charges in subsections (b)(3) and (8) of this section nonbusiness hours add ~~\$22.64~~ \$24.28
- (5) Reread meter (customer request) ~~\$22.64~~ \$24.28
- (6) New account activation charge ~~\$33.95~~ \$36.41

Plus deposit as required pursuant to section 27-3;

- (7) Lock-off charge for nonpayment ~~\$28.29~~ \$30.34
- (8) Turn-on charge after nonpayment ~~\$28.29~~ \$30.34
- (9) Reinstallation of meter on existing service ~~\$367.82~~ \$394.49

Plus deposit as required pursuant to section 27-3;

- (10) Tampering with a water service, pursuant to section 27-82(c), plus estimated water bill ~~\$113.18~~ \$121.39
- (11) Unauthorized use of fire hydrant, plus estimated water bill \$500.00
- (12) Notification of service termination ~~\$4.53~~ \$4.86
- (13) Re-inspection fee due to inaccessible meter ~~\$56.59~~ \$60.69
- (14) Notification of past due account ~~\$4.53~~ \$4.86
- (15) Special tests for change meters, large meters, and fire flow tests ~~\$147.13~~ \$157.80
- (16) Found on administrative charge pursuant to section 27-4 (c) \$66.75.

SECTION 8. Subsection 27-142 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-142. Wholesale water customers.

- (a) Wholesale water service shall be provided to the City of Gulfport at a uniform volume rate of ~~\$6,545.00~~ \$6,838.00 per million gallons effective October 1, ~~2024~~ 2025. Charges and surcharges shall be added to the uniform volume rate in accordance with the terms of the City of Gulfport's wholesale water service agreement with the City of St. Petersburg, including, but not limited to, a 25 percent outside the City surcharge.

SECTION 9. Section 27-143 (b) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-143. Fire service.

- (b) *Monthly use rate.* City water service area customers who have either dedicated or combination fire service will be charged a monthly base charge and volume charge as set forth below in addition to the monthly charges established in section 27-141 and will be billed with water and sewer service billings:

- (1) *Base charge.* The base charges, determined by meter size are listed below:

a. *Dedicated fire service.*

Meter Size in Inches	Base Charge
1½	\$1.90 <u>\$2.02</u>
2	\$1.99 <u>\$2.11</u>
3	\$4.97 <u>\$5.28</u>
4	\$6.63 <u>\$7.04</u>
6	\$8.70 <u>\$9.24</u>
8	\$12.10 <u>\$12.86</u>
10	\$18.40 <u>\$19.55</u>

b. *Combination fire service.*

Meter Size in Inches	Base Charge
1½	\$4.03 <u>\$4.28</u>
2	\$4.40 <u>\$4.68</u>
3	\$16.44 <u>\$17.47</u>
4	\$20.14 <u>\$21.40</u>
6	\$32.35 <u>\$34.37</u>
8	\$46.72 <u>\$49.64</u>
10	\$71.62 <u>\$76.10</u>

- (2) *Volume charge.* Volume charge shall be the prevailing retail rate for potable water established in section 27-141.

SECTION 10. Section 27-144 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-144. Irrigation only accounts.

- (a) *New connections.* All new connections to the water mains for irrigation only purposes shall be made by the City. The following connection charges shall apply.

New Irrigation Only Service	
Meter Size in Inches	Connection Charges
$\frac{5}{8}$ or $\frac{3}{4}$	\$1,103.47 <u>\$1,183.47</u>
1	\$1,443.00 <u>\$1,547.62</u>
1½	\$4,425.19 <u>\$4,746.02</u>

Charges for connections in this section include the costs of: Tap, meter, meter setting, backflow preventer as required by chapter 27, labor and other materials to complete such connection.

- (1) Water service connection charges for irrigation only purposes do not include water main extensions which may be required to extend the water system to the customer's property.
 - (2) Payment for water services larger than those listed in the above table and for water main extensions shall be made in advance based upon an estimated cost. Upon completion of the installation, actual charges for the connection will be determined and a refund or additional charge billed to the customer. Actual costs shall not exceed ten percent more than the estimated cost.
 - (3) The customer shall be required to obtain an irrigation only permit, the charge shall be ~~\$51.25~~ \$54.97 per permit issued. All irrigation only permits shall be issued by the Reclaimed Water section of the Water Resources Department.
- (b) *Existing connections.* Customers with two potable water connections; one serving domestic water use and the other serving as an irrigation only connection may request to have the customer's irrigation connection designated as an irrigation only account. Any customer wishing to convert an existing account to an irrigation only account shall be required to pay the following connection charges.

Existing Irrigation Only Service	
Meter Size in Inches	Connection Charges
$\frac{5}{8}$ or $\frac{3}{4}$	\$713.01 <u>\$764.70</u>
1	\$933.70 <u>\$1,001.39</u>

Customers requesting an existing irrigation only water service to be designated as an irrigation only account shall submit a request to the City on provided forms. Upon designation of the account as an irrigation only account, the City may take a minimum of two billing cycles for this

service to be activated and irrigation only charges to be used in calculating a customer's bill. No retroactive refunds shall be given to customers for existing irrigation only water service account.

- (c) *Monthly irrigation only account charges.* Customers with an irrigation only account shall not be charged fees for wastewater services for that account but shall pay a base charge based on the meter connection size, and also shall pay the Tampa Bay Water volume charge and the tiered volume rate based on water consumption as follows:

Irrigation Only Base and Volume Charges							
Meter Size (inches)	Base Fee ⁺	Volume Rates (per 1,000 Gallons)			Consumption Ranges (in Gallons)		
		Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
¾	\$14.62 \$15.58	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	10,500 0 - 7,000	10,501 and over 7,001-10,500	10,501 and up
1	\$22.50 \$23.95	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	23,100 0-15,400	23,101 and over 15,401-23,100	23,101 and up
1½	\$50.09 \$53.26	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	67,200 0-44,800	67,201 and over 44,801-67,200	67,201 and up
2	\$60.60 \$64.43	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	84,000 0-56,000	84,001 and over 56,001-84,000	84,001 and up
3	\$139.42 \$148.18	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	210,000 0-140,000	210,001 and over 140,001-210,000	210,001 and up
4	\$270.80 \$287.77	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	420,000 0-280,000	420,001 and over 280,001-420,000	420,001 and up
6	\$533.54 \$566.93	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	840,000 0-560,000	840,001 and over 560,001-840,000	840,001 and up
8	\$927.66 \$985.68	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	1,470,000 0-980,000	1,470,001 and over 980,001-1,470,000	1,470,001 and up
10	\$1,453.15 \$1,544.02	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	2,310,000 0-1,540,000	2,310,001 and over 1,540,001-2,310,000	2,310,001 and up
12	\$1,748.74 \$1,858.08	\$14.51 \$6.48	\$23.09 \$15.58	\$24.70	2,782,500 0-1,820,000	2,782,501 and over 1,820,001-2,730,000	2,730,001 and up
Tampa Bay Water: \$2.64 per 1,000 Gallons							

*Base ~~charge~~ fee includes annual inspection fee divided by 12

- (d) A surcharge of 25 percent shall be added to all charges established in this section for irrigation only service outside the City.

SECTION 11. Subsection 27-146 (b) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-146. Commercial water only account.

- (b) *Application for commercial water only account.* Each commercial customer requesting a commercial water only account shall submit an application form provided by the City along with a nonrefundable application fee in the amount of ~~\$113.18~~ \$121.39. Each commercial customer shall provide documentation demonstrating that the metered water for such account will not enter the City's wastewater system. The following information shall be submitted with each application:
- (1) Name, mailing address, email address, phone number, name of representative for contact purposes and the commercial customer's existing City Utility Account Number, if applicable.
 - (2) A drawing or schematic of the commercial customer's property, building and premises showing the existing and proposed plumbing with the proposed and/or existing meter locations(s) and the wastewater discharge points clearly identified. In addition, the drawing shall identify the location of any cooling towers and any other systems or equipment using potable water.
 - (3) Executed consent form granting the City the right to conduct unplanned inspections of the commercial customer's property and premises at any time during business operations, including the right of City inspector's to temporarily shut off water to any water service provided by the City to the commercial customer in order to determine if any unauthorized connections have been made. The commercial customer shall also agree to cooperate with any reasonable requests during the inspection, including any request by the City to operate private valves to ensure no cross connection exists.

Upon receipt of a completed application, the City will review the information provided, conduct an inspection and approve or deny the request for a commercial water only account. The inspection will be scheduled to confirm that water delivered through the meter for a commercial water only account is not returned to the wastewater system. A commercial customer who fails to pass the required inspection shall be required to pay a fee of ~~\$51.25~~ \$54.97 for each subsequent inspection required. The City may reject any application that is missing one or more items of information or documentation that is required in order to complete the application. A commercial customer whose application for a commercial water only account is denied may re-file the application upon the inclusion of the information or documentation previously determined by the City to be deficient.

Upon approval of the application for commercial water only account, the City will make the necessary connection to the water system in accordance with the City's routine practices, policies and regulations. No credit for wastewater charges shall be made for any water services provided prior to the connection being made for a commercial water only account. The City shall conduct an inspection of the property and premises for each commercial water only account at least once annually.

SECTION 12. Subsection 27-146 (d) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-146. Commercial water only account.

- (d) *Monthly charges.* Commercial customers with a commercial water only account shall not be charged fees for wastewater services for that account; however, the commercial customer shall pay a base charge based on the meter connection size and volume charges based on water consumption as follows:

- (1) *Base charges.* The base charges, determined by meter size, are listed in the following table:

Meter Size (in inches)	Base Charge
$\frac{5}{8}$ or $\frac{3}{4}$	\$14.62 <u>\$15.58</u>
1	\$22.50 <u>\$23.95</u>
1½	\$50.09 <u>\$53.26</u>
2	\$60.60 <u>\$64.43</u>
3	\$139.42 <u>\$148.18</u>
4	\$270.80 <u>\$287.77</u>
6	\$533.54 <u>\$566.93</u>
8	\$927.66 <u>\$985.68</u>
10	\$1,453.15 <u>\$1,544.02</u>
12	\$1,748.74 <u>\$1,858.08</u>

*Base charge includes annual inspection fee divided by 12

- (2) *Volume charges.* The volume charges shall be the same volume charges as set forth in section 27-141(a)(2) for commercial customers.

SECTION 13. Subsection 27-177 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-177. Rates.

- (a) A rate shall be charged to the customers of the reclaimed water system in accordance with the following schedule:
- (1) For nonmetered service for tracts of one acre in size or smaller, the monthly charge shall be ~~\$38.49~~ \$42.24.
 - (2) For nonmetered service for larger tracts an additional monthly charge of ~~\$22.06~~ \$24.21 per each additional acre, or portion thereof in excess of one acre, shall be added to the fee of ~~be \$38.49~~ \$42.24 per month.
 - (3) For customers on metered service, the charge shall be ~~\$1.07~~ \$1.17 per 1,000 gallons per month, but in no case shall the charge be less than ~~\$38.49~~ \$42.24 per month.
 - (4) A surcharge of 25 percent will be added for service outside the City.
 - (5) The customer shall be required to obtain a reclaimed water permit, the charge shall be ~~\$51.25~~ \$54.97 per permit issued. This fee will cover the initial inspection fee and turn-

on fee. All reclaimed water permits shall be issued by the Reclaimed Water section of the Water Resources Department.

- (6) For turn-on of an established service which will include a reinspection, the customer shall be required to pay a fee of ~~\$102.50~~ \$109.94.

SECTION 14. Subsection 27-177 (d) of the St. Petersburg City Code is hereby amended to read as follows:

- (d) All connections to the reclaimed water system shall be approved by the POD. The total connection charge will consist of the tapping fee for the reclaimed water service and the fee for installing a backflow prevention device on each potable water service serving the same tract.
- (1) All reclaimed water connections smaller than two inches and involving potable water services smaller than two inches will be charged an average, actual cost as determined annually by the POD. Payment of reclaimed water connection charges will be paid in advance at the time service is requested.
- (2) All other reclaimed water connections will be charged actual costs as determined by the POD. An estimate of the actual cost will be paid in advance for those connections involving a reclaimed service or backflow prevention device two inches and larger. Upon completion of the installation, actual charges not to exceed the estimated costs by more than ten percent will be determined, and a refund or additional charge made.
- (3) A surcharge of 25 percent shall be added to the above connection charges for service outside the City.
- (4) The hose connection assemblies shall consist of one hose connection, one lock box and key, and 50 feet of color coded hose with a special cam lock connection.
- (5) The charge for the hose connection assembly as described herein will be ~~\$235.96~~ \$253.07 for 50 feet or ~~\$321.38~~ \$344.68 for 100 feet per assembly plus a ~~\$51.25~~ \$54.97 inspection fee.
- (6) All repairs and replacement materials for the assembly shall meet all City standard specifications as contained in the reclaimed water policies and procedures.
- (7) Materials shall be available at the current rate charged by the City's warehouse or authorized City vendors.

SECTION 15. Subsection 27-250 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-250. Sewer capacity fee.

- (a) For all new buildings and structures, the applicant for a building permit shall, prior to the issuance of the certificate of occupancy, pay a sewer capacity fee as provided herein. For

buildings and structures which are renovated or to which additions are added, the applicant shall, at the time of application for issuance of a building permit, pay a sewer capacity fee as provided herein. The sewer capacity fee to be charged is as follows:

- (1) *New residential units.* Single-family, apartment, condominium, mobile home, hotel or motel, ~~\$600.00~~ \$1,000.00 per water closet.
- (2) *New and renovated commercial structures.* Commercial structures, ~~\$600.00~~ \$1,000 per water closet, excluding restaurants, theaters, carwashes, laundries and other commercial enterprises making more than a normal demand on the sewer system, all of which shall be treated under the industrial category.
- (3) *New and renovated industrial structures.* Shall be determined based on the number of gallons to be used and the demand on system.
- (4) *Service outside the City.* A surcharge of 25 percent will be added to capacity fees for service outside the City.

SECTION 16. Subsection 27-283 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-283. Wastewater service charge.

- (a) *Established, amount.* There is hereby established and imposed upon the owners and/or occupants of all premises which are connected to the sewer system a charge, to be designated "wastewater service charge," which charge shall be based upon the amount of water used on the premises except for that amount of water used for irrigation only accounts as established pursuant to section 27-144, as shown by the following schedule:

- (1) A base charge per month based upon meter size in accordance with the following table:

Meter Size (inches)	Base Charge
$\frac{5}{8}$ or $\frac{3}{4}$	\$26.49 <u>\$28.54</u>
1	\$53.74 <u>\$57.90</u>
1½	\$149.12 <u>\$160.68</u>
2	\$185.46 <u>\$199.83</u>
3	\$457.99 <u>\$493.48</u>
4	\$912.20 <u>\$982.90</u>
6	\$1,820.62 <u>\$1,961.72</u>
8	\$3,183.25 <u>\$3,429.95</u>
10	\$5,000.09 <u>\$5,387.60</u>
12	\$6,022.07 <u>\$6,488.78</u>

- (2) In addition to the base charge, there shall be a charge of ~~\$10.21~~ \$11.00 for each 1,000 gallons of potable water registered on the water meter.

- (3) Rates charged to customers outside the City in accordance with subsections (1) and (2) of this section shall have added to the rate a surcharge of 25 percent of the total wastewater charge.
- (4) The base charge and any volume charge will apply on all active services; the base charge will apply to all service in standby status; only when a service has been removed will the base charge not be in effect.

SECTION 17. Subsection 27-284 (a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-284. Wholesale wastewater customers.

- (a) Wholesale wastewater service shall be provided to the City of Gulfport; the City of South Pasadena; Bear Creek Sanitary Sewer District, Pinellas County; Ft. Desoto, Pinellas County; the City of Treasure Island; and Sunshine Water Services at a uniform volume rate of ~~\$6,531.00~~ \$7,179.00 per million gallons for wholesale wastewater service effective October 1, ~~2024~~ 2025, based upon metered wastewater flows.

SECTION 18. Subsection 27-284 (d) of the St. Petersburg City Code is hereby amended to read as follows:

- (d) Wholesale wastewater service shall be provided to the City of St. Pete Beach at an estimated rate including a uniform operation and maintenance volume rate of ~~\$3,349.00~~ \$3,555.00 per million gallons and a monthly capital charge of ~~\$108,323.00~~ \$134,792.00 for wholesale wastewater service effective October 1, ~~2024~~ 2025. At the end of each fiscal year, actual rates for the fiscal year will be determined in accordance with the terms of the agreement for wholesale wastewater service between the City of St. Petersburg and the City of St. Pete Beach.

SECTION 19. Section 27-337 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 27-337. Fees.

These fees are separate and distinct from all other fees chargeable by the City. All fees shall become immediately due and owing to the City upon receipt of invoices for rendition of services or expenditure by the City and shall become delinquent if not fully paid within 30 days after receipt. Any delinquent amount shall be subject to a late charge of 15 percent. Fees are as follows:

- (1) *Grease discharge permit fees.* Grease discharge permit (GDP) fees shall be determined according to the computed average daily water usage by the food handling area, including sanitary wastewater, of the food service facility based on at least six months

accumulated data from the potable water meters. Fees shall be charged annually throughout the duration of the three-year permit and shall be as follows:

0 gallons to 100 gallons per day, per year ~~\$106.77~~ \$114.51

101 gallons to 1,000 gallons per day, per year ~~\$213.54~~ \$229.02

1,001 gallons to 10,000 gallons per day, per year ~~\$320.31~~ \$343.53

Greater than 10,001 gallons per day, per year ~~\$427.08~~ \$458.04

In cases where more than 20 percent of potable water is used for purposes other than in the food handling area, at the pre-permit inspection, the GMP Official shall estimate the food handling area, including sanitary wastewater, water usage based on best professional judgment by taking at least, but not limited to, the following criteria into consideration:

Size of food handling area and number of employees;

Number of meals served per day (if applicable);

Number of seats or beds (if applicable);

Utensils used in food preparation and service;

Types of washing up processes;

Number of sinks, garbage disposals, dishwashers, floor drains, restrooms, etc.;

Total monthly potable water use for at least the previous six-month period; and

Other uses of water within the facility.

In the case of a new facility, best professional judgment shall be applied by the GMP Official to determine the projected average daily water usage by the food handling area using the criteria in this section without the water meter data.

- (2) *Variance fee.* A food service facility applying for a variance from the monthly pumping requirements shall submit an application fee of ~~\$293.62~~ \$314.91 with the application. An application for variance will not be considered until the fee has been submitted.
- (3) *Pre-permit inspection fees.* The charge for the initial pre-permit inspection and the second inspection shall be included as part of the permit application fee. A fee of ~~\$266.93~~ \$286.28 shall be charged to a food service facility if a third pre-permit inspection is required due to the food service facility's failure to correct deficiencies. If a fourth or more inspections are required, a fee of ~~\$533.85~~ \$572.55 shall be charged to the food service facility to recover the cost for each inspection. Such fee shall be in addition to any enforcement actions.
- (4) *Food service facility inspection and re-inspection fees.* There shall be no charge for periodic inspections conducted by GMP Officials on food service facilities with current GDPs. If a grease interceptor or trap has to be re-inspected because of deficiencies

found during the previous inspection by the GMP Official, and all of the deficiencies have been corrected, there shall be no charge for the re-inspection. If all of the deficiencies have not been corrected, a first re-inspection fee of ~~\$160.16~~ \$171.77 shall be charged to the food service facility. If a second re-inspection is required, a second re-inspection fee of ~~\$266.93~~ \$286.28 shall be charged to the food service facility if all of the deficiencies have still not been corrected. If a third or more re-inspections are required a re-inspection fee of ~~\$533.85~~ \$572.55 for each successive re-inspection shall be charged to the food service facility in addition to other enforcement actions if all of the deficiencies have still not been corrected.

- (5) *Demand monitoring fees.* Fees for any demand monitoring, sampling, and analysis of wastewater discharges deemed necessary for the protection of the WRF shall be charged to the food service facility in the amount established in section 27-308(i).
- (6) *Late reporting fee.* Grease haulers are required to submit reports to the City after each pump out. Reports submitted more than 5 days after each pump-out shall be subject to a late fee of ~~\$53.39~~ \$57.26.
- (7) *Grease hauler permit fee.* Each GHP application shall be accompanied by an application fee of ~~\$213.54~~ \$229.02 for an initial application together with a ~~\$53.39~~ \$57.26 vehicle fee for each vehicle included on the application form. Renewal fees - shall be the same as initial application fees.
- (8) *Administrative order fee.* A fee of ~~\$53.39~~ \$57.26 shall be charged to any food service facility requesting an administrative order pursuant to section 27-335(h).

SECTION 20. 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 21. 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 22. All fees and charges established by this ordinance shall go into effect on October 1, 2025. The rates and charges established by this ordinance shall be utilized in calculating customers' bills beginning on November 1, 2025, for water consumed during the preceding month.

SECTION 23. 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 24. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:


City Attorney (designee)
00821148

ADMINISTRATION:



WATER RECOMMENDATIONS

CONNECTIONS AND METERS

Potable Water Connection Charges: 27-109(b)			
Size of Service Size (in inches)	FY25	FY26	Difference
5/8"	\$1,301.53	\$1,395.89	7.25%
1"	\$1,556.17	\$1,668.99	7.25%
1.5"	\$4,753.40	\$5,098.02	7.25%
2"	Actual costs not to exceed 10% more than the written, estimated costs provided to customer prior to installation.		

Meter Relocation Charge: 27-109(d)			
	FY25	FY26	Difference
Meter Relocation	\$339.53	\$364.15	7.25%

Portable Meter Charge: 27-113(b)			
	FY25	FY26	Difference
Portable Meter Set Charge	\$50.93	\$54.62	7.25%

RATES AND CHARGES

Portable Water Base Rates: 27-141 (a)				
Meter Size	FY25	FY26	Difference	Difference*
5/8"	\$10.35	\$11.00	\$0.65	6.25%
1"	\$18.23	\$19.37	\$1.14	6.25%
1½"	\$45.82	\$48.68	\$2.86	6.24%
2"	\$56.33	\$59.85	\$3.52	6.25%
3"	\$135.15	\$143.60	\$8.45	6.25%
4"	\$266.53	\$283.19	\$16.66	6.25%
6"	\$529.27	\$562.35	\$33.08	6.25%
8"	\$923.39	\$981.10	\$57.71	6.25%
10"	\$1,448.88	\$1,539.44	\$90.56	6.25%
12"	\$1,744.47	\$1,853.50	\$109.03	6.25%

**Base Rates include an AWWA Factor which will adjust the overall Rate Change*

Variable Water Block Rates: 27-141(a)(2 a.b.c.) (Gallons per Month)

	FY25	TBW	FY25 Total	FY26	TBW	FY26 Total	Difference
First 3,500 gal/mo	\$3.79	\$2.64	\$6.43	\$4.19	\$2.64	\$6.83	6.25%
Next 3,500 gal/mo	\$5.94	\$2.64	\$8.58	\$6.48	\$2.64	\$9.12	6.25%
Next 3,500 gal/mo	\$14.51	\$2.64	\$17.15	\$15.58	\$2.64	\$18.22	6.25%
Over 10,500 gal/mo	\$23.09	\$2.64	\$25.73	\$24.70	\$2.64	\$27.34	6.25%

(Single-Family Residential and Multifamily Residential: Per Dwelling Unit) (Per 1,000 Gallons)

* Applies to Single-Family Residential Customers only

Commercial Only Block Rates (Per 1,000 Gallons) 27-141(a)(2 a.b.c.)							
	FY25	TBW	FY25 Total	FY26	TBW	FY26 Total	Difference
<i>Up to the Average</i>	\$3.79	\$2.64	\$6.43	\$4.19	\$2.64	\$6.83	6.25%
<i>Average to 1.4 Times Average</i>	\$5.94	\$2.64	\$8.58	\$6.48	\$2.64	\$9.12	6.25%
<i>1.4 to 1.8 Times Average</i>	\$14.51	\$2.64	\$17.15	\$15.58	\$2.64	\$18.22	6.25%
<i>Over 1.8 Times Average</i>	\$23.09	\$2.64	\$25.73	\$24.70	\$2.64	\$27.34	6.25%

Utility Water Service Charges: 27-141(b)			
	FY25	FY26	Difference
(1) Change account status from active to standby	\$11.32	\$12.14	7.25%
(2) Utility lien recording and releasing fee	\$39.61	\$42.48	7.25%
(3) Turn-on or turn-off service	\$28.29	\$30.34	7.25%
(4) Charges in subsections (b)(3) and (8) of this section nonbusiness hours add	\$22.64	\$24.28	7.25%
(5) Reread meter (customer request)	\$22.64	\$24.28	7.25%
(6) New account activation charge	\$33.95	\$36.41	7.25%
(7) Lock-off charge for nonpayment	\$28.29	\$30.34	7.25%
(8) Turn-on charge after non-payment	\$28.29	\$30.34	7.25%
(9) Reinstallation of meter on existing service	\$367.82	\$394.49	7.25%
(10) Tampering with a water service, pursuant to section 27-82(c), plus estimated water bill	\$113.18	\$121.39	7.25%
(11) Unauthorized use of fire hydrant, plus estimated water bill	\$500.00	\$500.00	0.00%
(12) Notification of service termination	\$4.53	\$4.86	7.25%
(13) Re-inspection fee due to inaccessible meter	\$56.59	\$60.69	7.25%
(14) Notification of past due account	\$4.53	\$4.86	7.25%
(15) Special tests for change meters, large meters, and fire flow tests	\$147.13	\$157.80	7.25%

FIRE SERVICE FEES

Fire Service Fees 27-143 (b)(1)a				
(Dedicated Fire Service)	FY25	FY26	Difference	Percent Diff
1.5	\$ 1.90	\$ 2.02	\$ 0.12	6.25%
2	\$ 1.99	\$ 2.11	\$ 0.12	6.25%
3	\$ 4.97	\$ 5.28	\$ 0.31	6.25%
4	\$ 6.63	\$ 7.04	\$ 0.41	6.25%
6	\$ 8.70	\$ 9.24	\$ 0.54	6.25%
8	\$ 12.10	\$ 12.86	\$ 0.76	6.25%
10	\$ 18.40	\$ 19.55	\$ 1.15	6.25%

Combination Fire Service Fees 27-143 (b)(1)b				
Combination Fire Service	FY25	FY26	Difference	Percent Diff
1.5	\$ 4.03	\$ 4.28	\$ 0.25	6.25%
2	\$ 4.40	\$ 4.68	\$ 0.28	6.25%
3	\$ 16.44	\$ 17.47	\$ 1.03	6.25%
4	\$ 20.14	\$ 21.40	\$ 1.26	6.25%
6	\$ 32.35	\$ 34.37	\$ 2.02	6.25%
8	\$ 46.72	\$ 49.64	\$ 2.92	6.25%
10	\$ 71.62	\$ 76.10	\$ 4.48	6.25%

IRRIGATION WATER ONLY RATES

Irrigation Only Base and Volume Charges: 27-144							
		Volume Rates			Consumption Ranges (in Gallons)		
		(per 1,000 Gallons)					
Meter Size (inches)	Base Fee*	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
¾	\$15.58	\$6.48	\$15.58	\$24.70	0-7,000	7,001-10,500	>10,501
1	\$23.95	\$6.48	\$15.58	\$24.70	0-15,400	15,401-23,100	>23,101
1½	\$53.26	\$6.48	\$15.58	\$24.70	0-44,800	44,801-67,200	>67,201
2	\$64.43	\$6.48	\$15.58	\$24.70	0-56,000	56,001-84,000	>84,001
3	\$148.18	\$6.48	\$15.58	\$24.70	0-140,000	140,001-210,000	>210,001
4	\$287.77	\$6.48	\$15.58	\$24.70	0-280,000	280,001-420,000	>420,001
6	\$566.93	\$6.48	\$15.58	\$24.70	0-560,000	560,001-840,000	>840,001
8	\$985.68	\$6.48	\$15.58	\$24.70	0-980,000	980,001-1,470,000	>1,470,001
10	\$1,544.02	\$6.48	\$15.58	\$24.70	0-1,540,000	1,540,001-2,310,000	>2,310,001
12	\$1,858.08	\$6.48	\$15.58	\$24.70	0-1,820,000	1,820,001-2,730,000	>2,730,001
Tampa Bay Water:		\$2.64 per 1,000 Gallons					
*Base charges include an annual inspection fee divided by 12							

New Irrigation Only Connections 27-144 (a)			
Meter Size	FY25	FY26	Difference
5/8 or 3/4	\$1,103.47	\$1,183.47	7.25%
1	\$1,443.00	\$1,547.62	7.25%
1½"	\$4,425.19	\$4,746.02	7.25%
Irrigation Permit Fee	\$51.25	\$54.97	7.25%

Existing Irrigation Only Connections 27-144 (b)			
Meter Size	FY25	FY26	Difference
5/8 or 3/4	\$713.01	\$764.70	7.25%
1	\$933.70	\$1,001.39	7.25%
1½"	actual	actual	

COMMERCIAL WATER ONLY RATES

Commercial Water Only Account 27-146 (d)					
		FY25	FY26	Difference	Difference
Commercial Water Application		\$113.18	\$121.39	\$8.21	7.25%
Annual Inspection Charge		\$51.25	\$54.97	\$4.58	7.25%
5/8" X 3/4"	Base	\$14.62	\$15.58	\$0.96	6.57%
1"	Base	\$22.50	\$23.95	\$1.45	6.44%
1.5"	Base	\$50.09	\$53.26	\$3.17	6.33%
2"	Base	\$60.60	\$64.43	\$3.83	6.32%
3"	Base	\$139.42	\$148.18	\$8.76	6.28%
4"	Base	\$270.80	\$287.77	\$16.97	6.27%
6"	Base	\$533.54	\$566.93	\$33.39	6.26%
8"	Base	\$927.66	\$985.68	\$58.02	6.25%
10"	Base	\$1,453.15	\$1,544.02	\$90.87	6.25%
12"	Base	\$1,748.74	\$1,858.08	\$109.34	6.25%

****Base Rates include an annual Inspection Charge divided by 12 months***

***** Base Rates include an AWWA Factor which will adjust the overall Rate Change***

RECLAIMED WATER RATES

Reclaimed Water Connection Fees: 27-177 (a) and (d5)			
	FY25	FY26	Difference
Nonmetered Service	\$38.49	\$42.24	9.75%
Additional Acre	\$22.06	\$24.21	9.75%
Metered Service	\$1.07	\$1.17	9.75%
Permit Fee	\$51.25	\$54.97	7.25%
Inspection Fee	\$51.25	\$54.97	7.25%
Turn on/off established service to include reinspection	\$102.50	\$109.94	7.25%
Assembly Fee-50 Feet	\$235.96	\$253.07	7.25%
Assembly Fee-100 Feet	\$321.38	\$344.68	7.25%

WASTEWATER RECOMMENDATIONS

RATES AND CHARGES

Wastewater Base Rates: 27-283				
Meter Size	FY25	FY26	Difference	Percent Difference
5/8"	\$26.49	\$28.54	\$2.05	7.75%
1"	\$53.74	\$57.90	\$4.16	7.75%
1½"	\$149.12	\$160.68	\$11.56	7.75%
2"	\$185.46	\$199.83	\$14.37	7.75%
3"	\$457.99	\$493.48	\$35.49	7.75%
4"	\$912.20	\$982.90	\$70.70	7.75%
6"	\$1,820.62	\$1,961.72	\$141.10	7.75%
8"	\$3,183.25	\$3,429.95	\$246.70	7.75%
10"	\$5,000.09	\$5,387.60	\$387.51	7.75%
12"	\$6,022.07	\$6,488.78	\$466.71	7.75%

Wastewater Variable Rate (Per 1,000 Gallons)			
	FY25	FY26	Difference
WASTEWATER	\$10.21	\$11.00	7.75%

Sewer Capacity Fee: 27-250 (1)			
	FY25	FY26	Difference
Sewer Capacity Fee	\$600.00	\$1,000.00	66.67%

WHOLESALE RATE RECOMMENDATIONS

WHOLESALE WATER: 27-142 (a)

Customer: City of Gulfport

4.48% increase

FY25: \$6,545.00/million gallons

FY26: \$6,838.00/million gallons

WHOLESALE WASTEWATER: 27-284

Customers: Cities of: Gulfport, South Pasadena, Treasure Island

Pinellas County Utilities: Ft. Desoto, Bear Creek Sanitary Sewer District

Sunshine Water Services: Tierra Verde

9.92% increase

FY25: \$6,531.00/million gallons

FY26: \$7,179.00/million gallons

Customer: City of St. Pete Beach

6.15% increase (O&M); 24.44% increase (capital)

FY25: \$108,323.00/million gallons, \$134,792.00/month for capital projects

FY26: \$3,349.00/million gallons, \$3,555.00/month for capital projects

HISTORY OF RATE INCREASES

SANITATION HISTORY				
Fiscal Years	From	To	Amount Change	Percent Change
FY88-96	\$18.20	\$18.20	\$0.00	0.00%
FY97-05	\$18.20	\$16.35	(\$1.85)	-10.16%
FY06	\$16.35	\$19.95	\$3.60	22.02%
FY07	\$19.95	\$21.15	\$1.20	6.02%
FY08	\$21.15	\$21.76	\$0.61	2.88%
FY09	\$21.76	\$22.33	\$0.57	2.62%
FY10-18	\$22.33	\$22.33	\$0.00	0.00%
FY19	\$22.33	\$23.50	\$1.17	5.24%
FY20	\$23.50	\$24.73	\$1.23	5.23%
FY21	\$24.73	\$25.47	\$0.74	2.99%
FY22	\$25.47	\$26.43	\$0.96	3.77%
FY23	\$26.43	\$27.42	\$0.99	3.75%
FY24	\$27.42	\$28.59	\$1.17	4.27%
FY25	\$28.59	\$30.23	\$1.64	5.74%
FY26	\$30.23	\$32.35	\$2.12	7.00%
Total Increase since 1988			\$14.15	

Note: Rates above do not include the monthly recycling fee instituted in FY 2015 for the cost of the curbside recycling program. The FY 26 proposed rate increase yields a recycling fee of \$4.27

WATER & WASTEWATER HISTORY COMBINED- (4000 Gallons/month)				
Fiscal Years	Amount Prior to Increase	Bill After Increase	Amount Change	Percent Change
99-00	\$25.35	\$27.01	\$1.66	6.55%
00-05	\$27.01	\$39.25	\$12.24	45.32%
05-10	\$39.25	\$44.90	\$5.65	14.39%
10-11	\$44.90	\$48.25	\$3.35	7.46%
11-12	\$48.25	\$50.53	\$2.28	4.73%
12-13	\$50.53	\$51.89	\$1.36	2.69%
13-14	\$51.89	\$53.83	\$1.94	3.74%
14-15	\$53.83	\$56.37	\$2.54	4.72%
15-16	\$56.37	\$58.46	\$2.09	3.71%

16-17	\$58.46	\$61.55	\$3.09	5.29%
17-18	\$61.55	\$71.58	\$10.03	16.30%
18-19	\$71.58	\$76.16	\$4.58	6.40%
19-20	\$76.16	\$80.81	\$4.65	6.11%
20-21	\$80.81	\$85.07	\$4.26	5.27%
21-22	\$85.07	\$89.00	\$3.93	4.62%
22-23	\$89.71	\$94.48	\$4.77	5.32%
23-24	\$94.48	\$99.77	\$5.29	5.60%
24-25	\$99.77	\$103.40	\$3.63	3.64%
25-26	\$103.40	\$110.86	\$7.46	7.21%
Total Increase since FY99			\$84.80	

STORMWATER HISTORY				
Fiscal Years	Amount Prior to Increase	Bill After Increase	Amount Change	Applied Percent Change
91-01	\$4.50	\$4.50	\$0.00	0.00%
01-02	\$4.50	\$5.00	\$0.50	11.12%
02-03	\$5.00	\$5.00	\$0.00	0.00%
03-04	\$5.00	\$5.00	\$0.00	0.00%
04-05	\$5.00	\$6.00	\$1.00	20.00%
05-06	\$6.00	\$6.15	\$0.15	2.50%
06-07	\$6.15	\$6.40	\$0.25	4.07%
07-08	\$6.40	\$6.65	\$0.25	3.91%
08-09	\$6.65	\$6.85	\$0.20	3.01%
09-10	\$6.85	\$6.85	\$0.00	0.00%
10-11	\$6.85	\$6.84	(\$0.01)	(0.15%)
11-12	\$6.84	\$6.84	\$0.00	0.00%
12-13	\$6.84	\$6.84	\$0.00	0.00%
13-14	\$6.84	\$6.84	\$0.00	0.00%
14-15	\$6.84	\$6.84	\$0.00	0.00%
15-16	\$6.84	\$6.84	\$0.00	0.00%
16-17	\$6.84	\$9.00	\$2.16	31.58%
17-18	\$9.00	\$10.00	\$1.00	11.11%

18-19		\$10.00	\$11.00	\$1.00	10.00%	
19-20	Tier 1	\$11.00	\$4.99	(\$6.01)	(54.64%)	9.09%
	Tier 2	\$11.00	\$9.93	(\$1.07)	(9.73%)	
	Tier 3	\$11.00	\$15.59	\$4.59	41.73%	
	Tier 4	\$11.00	\$23.27	\$12.27	111.55%	
20-21	Tier 1	\$4.99	\$5.49	\$0.50	10.07%	10.07%
	Tier 2	\$9.93	\$10.93	\$1.00	10.07%	
	Tier 3	\$15.59	\$17.16	\$1.57	10.07%	
	Tier 4	\$23.27	\$25.61	\$2.34	10.07%	
21-22	Tier 1	\$5.49	\$6.37	\$0.88	16.01%	16.01%
	Tier 2	\$10.93	\$12.68	\$1.75	16.01%	
	Tier 3	\$17.16	\$19.91	\$2.75	16.01%	
	Tier 4	\$25.61	\$29.71	\$4.10	16.01%	
22-23	Tier 1	\$6.37	\$7.33	\$0.96	15.00%	15.00%
	Tier 2	\$12.68	\$14.58	\$1.90	15.00%	
	Tier 3	\$19.91	\$22.90	\$2.99	15.00%	
	Tier 4	\$29.71	\$34.17	\$4.46	15.00%	
23-24	Tier 1	\$7.33	\$7.95	\$0.62	8.50%	8.50%
	Tier 2	\$14.58	\$15.82	\$1.24	8.50%	
	Tier 3	\$22.90	\$24.85	\$1.95	8.50%	
	Tier 4	\$34.17	\$37.07	\$2.90	8.50%	
24-25	Tier 1	\$7.95	\$9.94	\$1.99	25.00%	25.00%
	Tier 2	\$15.82	\$19.78	\$3.96	25.00%	
	Tier 3	\$24.85	\$31.06	\$6.21	25.00%	
	Tier 4	\$37.07	\$46.34	\$9.27	25.00%	
25-26	Tier 1	\$9.94	\$11.68	\$1.74	17.50%	17.50%
	Tier 2	\$19.78	\$23.24	\$3.46	17.50%	
	Tier 3	\$31.06	\$36.50	\$5.44	17.50%	
	Tier 4	\$46.34	\$54.45	\$8.11	17.50%	
Tiers calculated by square feet of Impervious Surface Area on a single-family residential property						
Tier 1	Tier 2		Tier 3		Tier 4	
<1,600	1,601 to 3,200		3,201 to 4,800		> 4,800	

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Committee of the Whole for a comprehensive report on arts funding, grants and other programs. (Council Member Driscoll)
Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA

NEW BUSINESS ITEM

TO: Members of City Council

DATE: August 1, 2025

COUNCIL DATE: August 14, 2025

RE: Referral to the Committee of the Whole for a Report on Arts Funding,
Grants and Other Programs.

ACTION DESIRED:

Respectfully requesting a referral to the Committee of the Whole for a comprehensive report on arts funding, grants and other programs.

Council Member Gina Driscoll
District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to Housing, Land Use, and Transportation, or other relevant committee, for a discussion regarding the Florida Department of Transportation Engineering and Operations Memorandum No. 25-01 dated June 30, 2025, and sent to the City of St Petersburg. [Council Member Gabbard] Please scroll down to view the backup material.



G-2

CITY COUNCIL AGENDA

NEW BUSINESS ITEM

TO: Members of City Council

DATE: August 8, 2025

COUNCIL DATE: August 14, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee for a discussion regarding the Florida Department of Transportation Engineering and Operations Memorandum No. 25-01

ACTION DESIRED:

Respectfully requesting a referral to Housing, Land Use, and Transportation, or other relevant committee, for a discussion regarding the Florida Department of Transportation Engineering and Operations Memorandum No. 25-01 dated June 30, 2025, and sent to the City of St Petersburg. Discussion should involve collaboration between the Administration and City Council regarding plans to comply with the memo's requirements regarding the prohibition of pavement and surface art. Additionally, the presentation should include, but not be limited to, options for displaying other forms of placemaking and public art that:

- Support the expression of history or community commemoration.
- Have a clear connection to business districts or other identifiable areas.

ATTACHMENTS:

- FDOT Engineering and Operations Memorandum No. 25-01 - June 30, 2025
- USDOT Memorandum "Governors Safe Roads" - July 1, 2025

Council Member Brandi Gabbard
District 2



Florida Department of Transportation

RON DESANTIS
GOVERNOR


605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

ENGINEERING AND OPERATIONS MEMORANDUM NO. 25-01

DATE: June 30, 2025

TO: District Directors of Transportation Operations, District Directors of Transportation Development, District Design Engineers, District Construction Engineers, District Maintenance Engineers, District Traffic Operations Engineers

FROM: Will Watts, P.E., Chief Operating Officer, Assistant Secretary


COPIES: Jennifer Marshall, P.E., Chief Engineer of Production
Rudy Powell, P.E., Chief Engineer of Operations

SUBJECT: **Traffic Control Device Compliance on All Public Roads**

This Memorandum highlights Department policy, Florida Administrative Code (FAC, Rule 14-15) requirements, and Florida Statute (*F.S. 316.0745*) requiring all traffic control devices, including pavement surface markings, be compliant with the *FDOT Design Manual (FDM)* and the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, 2023 (2023 Florida Greenbook)* on all public roads, as applicable.

Background

Non-standard surface markings, signage, and signals that do not directly contribute to traffic safety or control can lead to distractions or misunderstandings, jeopardizing both driver and pedestrian safety. Furthermore, uniform and consistent application of pavement surface markings is critical for the overall effectiveness of automated vehicle operation, as automated vehicle technologies rely heavily on consistent traffic control devices.

FDOT's traffic control device standards conform to FHWA's *Manual on Uniform Traffic Control Devices (MUTCD)* in accordance with *Florida Statute 316.0745*. Doing so ensures our design practices remain in line with national standards.

In addition to adoption of the *MUTCD*, FDOT policy specifically addresses pavement surface marking design criteria in the following documents:

1. ***2025 FDOT Design Manual***

- *FDM Chapter 230* provides clear guidelines on the proper use of traffic control devices, including surface markings, to ensure they serve a functional, safety-related

purpose. This chapter stresses the importance of clarity, consistency, and uniformity in traffic control, which is essential to maintaining an efficient and safe transportation network.

- **FDM Chapter 127.2 (15)** explicitly prohibits the application of pavement or surface art on travel lanes, paved shoulders, intersections, crosswalks or sidewalks. It defines pavement or surface art as surface markings that are not in direct support of traffic control or public safety. This language helps eliminate potential misinterpretation of the purpose and intent of surface markings.

2. **2023 Florida Greenbook, Chapter 18.D** defines and explicitly prohibits the application of pavement art and surface art.

Examples of non-complaint surface pavement would include any pavement markings that do not meet the color, shape, or dimensions provided in the **MUTCD** or **FDOT Standard Plans**; including elements such as Bicycle Symbols, Crosswalk markings, or other pavement surface art that is associated with social, political, or ideological messages or images and does not serve the purpose of traffic control.

This memorandum showcases Florida's proactive steps to ensure that all transportation traffic control devices and pavement marking are installed for traffic control purposes and the safety of the traveling public with the passage of recently enacted legislation. This policy has now also garnered further support with our federal partners as U.S. Department of Transportation (DOT)'s Secretary Duffy recently issued a memo ([Link to USDOT Memorandum](#)) further supporting the shared vision of safety related to developing consistent and uniform standards on transportation facilities.

Implementation

As stated in **F.S. 316.0745**, the Department has the authority to enforce compliance and withhold state funds from any public agency that is found to be in violation of the established standards for traffic control devices on public roadways. This includes directing the removal of non-compliant traffic control devices and surface markings, including pavement art installations.

Any identified non-compliant traffic control devices or pavement markings currently installed on Florida public roads are to be immediately remedied, i.e., removed, modified or replaced as required for conformity with FDOT Policy and Standards. In accordance with **Section 316.0745(7)**, F.S., failure to remove non-compliant traffic control devices or pavement markings shall be cause for withholding of state funds. Permission to allow non-compliant traffic control

devices or pavement markings to remain may be granted at the Department's discretion, if the public agency is able to demonstrate good cause for doing so.

CONTACT

Rudy Powell, P.E.
Chief Engineer of Operations
Phone (850)414-5238
Rudy.Powell@dot.state.fl.us

Jennifer Marshall, P.E.
Chief Engineer of Production
Phone (850)414-5203
Jennifer.Marshall@dot.state.fl.us



THE SECRETARY OF TRANSPORTATION
WASHINGTON, DC 20590

July 1, 2025

Dear Governor:

Safety is the U.S. Department of Transportation (DOT)'s top priority. While I am encouraged that the estimates of traffic fatalities for 2024 continue a downward trend, by decreasing 3.8 percent from 2023, we still have more work to do to improve safety and mobility on our Nation's highways. In 2024, the estimated number was a stunning 39,345. This is unacceptable. I ask that you join DOT and support our national initiative, Safe Arterials for Everyone through Reliable Operations and Distraction-Reducing Strategies (SAFE ROADS), to help improve safety and mobility, eliminate distractions, and keep people and goods moving throughout the United States.

DOT has strong partnerships with your State department of transportation (State DOT) to implement projects and achieve important national priorities, most notably safe mobility. The SAFE ROADS national initiative will focus on the non-freeway arterials within your State, including safety and operation at intersections and along segments, consistent and recognizable traffic control devices including crosswalk and intersection markings, and orderly use of the right-of-way that is kept free from distractions. These routes are where more than half of roadway fatalities in America occur and deserve enhanced attention. The goal of the SAFE ROADS national initiative is to partner with State and local governments to make the entire roadway right-of-way easier to interpret and navigate for all users, including pedestrians, vehicle operators, and automated vehicles alike. We ask that you ensure compliance with Federal statutes and regulations and accelerate the deployment of proven safety and operational solutions to make roads safer across America.

We are getting back to the basics – using data to guide decision-making and prioritize investments that reduce distraction while improving mobility and safety for all road users. Within 60 days, I request that your State DOT, in coordination with your metropolitan planning organizations, use available safety data, analysis, and assessments to develop a list of arterial segments, including intersections, with the highest safety, operational, or compliance concerns that will be addressed by the end of Fiscal Year 2026. Please submit the list of locations to your Federal Highway Administration (FHWA) Division Office.

FHWA will track the progress of this important nationwide initiative and stands ready to support you and your State DOT as you develop your plans. FHWA offers technical resources to assist with road safety audits and assessments in selecting effective safety and operational countermeasures, accelerating implementation of improvements, and complying with Federal standards, such as those for traffic control devices and use of the roadway right-of-way. Please

continue to inform your FHWA Division Office on progress as you take steps to address these locations. I look forward to meeting you at a future opportunity to learn about your success stories and best practices.

With our shared goals of moving people and goods safely and efficiently, we can make the expectation that all Americans make it home safely and on-time a reality.

Sincerely,

A handwritten signature in blue ink, appearing to read "SPDuffy", with a stylized flourish at the end.

Sean P. Duffy

cc:

State Transportation Department Chief Executives

The following page(s) contain the backup material for Agenda Item: ~~Appeal of the Development Review Commission (DRC) approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use. The subject property is located at 2200 and 2230 Dr. Martin Luther King, Jr. Street South. (City File 25-32000001) [Quasi-Judicial]~~ **[WITHDRAWN]**
Please scroll down to view the backup material.



Honorable Council Members,

On behalf of the Harbordale Neighborhood Association and in my capacity as President, I am writing to formally withdraw the appeal in Case No. 25-32000001, scheduled for August 14, 2025.

The original appeal was filed at the request of Mr. Wilburn Miller, owner of Mair's Grocery, and supported by the Harbordale Neighborhood Association. Our intent was to advocate for the preservation of a vital community resource. Mair's Grocery has served Harbordale for over two decades as both an essential food source in a recognized food desert and a cultural and economic anchor for our Caribbean and Black community. The concern prompting the appeal was that redevelopment and property acquisition could lead to the closure of this long-standing establishment, negatively impacting neighborhood access to fresh food, local employment, and cultural heritage.

I am pleased to inform you that Mr. Miller and the St. Petersburg Free Clinic have now reached an agreement that prioritizes the interests of both parties and the well-being of our community. With this positive resolution in place, the original reason for the appeal has been addressed, and it is no longer necessary to proceed.

The Harbordale Neighborhood Association is proud to have stood alongside Mr. Miller in advocating for our neighbor and protecting local access to healthy, affordable food. We are encouraged by the collaborative spirit that led to this resolution and look forward to supporting continued partnerships that strengthen our community.

Thank you for your attention and for your continued service to the residents of St. Petersburg.

Respectfully submitted,

Angel J. Torrens

President, Harbordale Neighborhood Association





ST. PETERSBURG CITY COUNCIL

Meeting of August 14, 2025

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

SUBJECT: **Appeal of the Development Review Commission (DRC) approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use. The subject property is located at 2200 and 2230 Dr. Martin Luther King Jr. Street South. (City File 25-32000001)**

RECOMMENDATION: The Planning and Development Services staff recommend that the appeal be **DENIED**, thereby **UPHOLDING** the Development Review Commission's **APPROVAL** of the Special Exception and related site plan subject to special conditions of approval.

INTRODUCTION: The subject property is located at 2200 and 2230 Dr. Martin Luther King Jr. Street South. The property consists of two commercial buildings. The building at 2200 Dr. Martin Luther King Jr. Street South was constructed in 1998 and was recently occupied by a retail furniture store. The building at 2230 Dr. Martin Luther King Jr. Street South is a multi-tenant strip center that was constructed in 1952 and is currently occupied by a retail grocery and take-out restaurant.

CURRENT PROPOSAL: The St. Pete Free Clinic which currently operates at 863 3rd Avenue North is seeking to relocate to the subject property. The Clinic proposes renovating the existing commercial building at 2200 Dr. Martin Luther King Jr. Street South into both medical and organizational office space; as well as a supply pantry. The building at 2230 Dr. Martin Luther King Jr. Street South will be demolished. The medical and general office uses are both permitted uses in the CCT-1 zoning district.

The applicant proposes to construct a new parking lot in the location of the building that will be demolished. The existing vehicular and pedestrian access to the site will remain unchanged. The existing parking lot on the north side of the subject property and the loading dock on the east side of the building will not be altered.

The applicant will be required to provide vehicular use landscaping for the new and existing parking lots and foundation landscaping along the west sides of the existing building. A low wall or fence will be required on the west side of the new parking lot to screen the parking area from the street.

DRC REVIEW AND DECISION: The Development Review Commission (DRC) heard the subject site plan application at the May 7, 2025, hearing. After hearing testimony from staff, the applicant and five members of the public, the DRC made one motion to approve the Special Exception and

related site plan. The motion passed by a vote of 6 to 0. A copy of the DRC staff report (Case #25-32000001), Results Letter and Vote Record, and Meeting Minutes are attached as Exhibit A.

THE APPEAL: An appeal was filed in a timely manner by Angel Jose Torrens, President of the Harbordale Neighborhood Association, on May 15, 2025. The appeal letter is attached as Exhibit B.

PROCEDURES: Pursuant to Chapter 16, Section 16.70.010.6., appeals require a supermajority vote of the City Council to overturn the DRC's decision. The standard of review for the appeal is *de novo*, which means that City Council may hear new evidence and may substitute its judgment for that of the DRC. City Council may decide to retain, eliminate, or further amend any of the conditions of approval, as amended. Adding new conditions of approval is also permissible. The burden of proof for all appeals is on the Appellant.

Use Specific Criteria:

In addition to the Special Exception criteria, the minimum requirements to determine whether to approve, approve with conditions, or deny the Special Exception for the social service use are found in Chapter 16, Section 16.50.390.5. as noted below. The applicant provided the following responses to the eight (8) review criteria.

(1) The facility shall be served by or easily accessible to mass transit;

PSTA Route 20 runs along Dr. Martin Luther King Jr. Street South adjacent to this property and has a bus stop located across 22nd Avenue South that is approximately 150-feet from the subject property.

(2) The facility shall be of adequate size and design to reasonably accommodate its projected capacity;

The existing facility is approximately 18,000 square feet which is proposed to be demised into professional and medical office spaces and a warehouse/supply pantry. The building is adequate for the proposed uses and can more than accommodate the proposed uses.

(3) The facility shall have internal or external waiting areas sufficient for the proposed maximum number of persons waiting at any one time. Personal care service/drop-in centers shall provide an activity area sufficient for the proposed maximum number of clients;

The proposed facility will have internal waiting areas for both the office space and the pantry space that will be sufficient for the people waiting for both services.

(4) Exterior waiting and exterior activity areas shall be adequately buffered from abutting properties and streets with a fence, wall or hedge that is the maximum height allowed and which meets the visibility at intersection requirements;

There are no proposed exterior activity areas proposed for this project other than the existing truck well located on the eastern side of the existing building. The truck well is screened from the adjacent property by both a fence and landscaping. The proposed parking lot on the south side of the projects is adjacent to an alley and will also be screened with a new 6-foot PVC fence.

(5) Parking:

- a. Long and short term housing uses shall provide two spaces, plus one space per each staff person on the shift with the largest number of staff, plus one space for every three beds/units.

There are no proposed housing uses associated with this project.

b. Other uses shall provide one space for every 200 square feet.

Parking has been provided for one space per 200 square feet for the supply pantry use. Parking for the office space uses have been provided in accordance with the use matrix requirements (1 per 300 square feet) as allowable by code.

(6) Social service agency uses with the same special exception or principal operating component are prohibited within 1,200 feet of each other unless the DRC determines that the cumulative impacts of the existing and proposed uses will not adversely affect the living and working conditions of the properties located between the two uses;

While there is another small supply pantry nearby, it is not located within 1,200-feet of the subject property. Operation Attack is located at 1310 22nd Avenue South which is approximately 2,000-feet west of this subject property.

(7) Office and long and short-term housing uses shall meet the maximum density, lot, FAR, height and ISR requirements and minimum lot and yard requirements of the zoning district in which they are located. Other uses shall meet the maximum lot, FAR, height and ISR requirements and minimum lot and yard requirements of the most similar use in the zoning district in which they are located;

There are no long or short-term housing uses proposed for this property and the proposed office spaces with the existing building meet the LDR requirements for maximum density, lot, FAR, building height and ISR requirements. The existing lot also meets the minimum lot and yard requirements of the CCT-1 zoning district.

The supply pantry meets the requirements for the maximum lot, FAR, height, and ISR and minimum lot and yard requirements as required above.

(8) Social service agency uses with different special exception or principal operating components, which are located within 1,200 feet of each other, may be denied if the DRC determines that the cumulative impacts of the existing and proposed uses will adversely affect the living and working conditions of properties in close proximity to the proposed use.

There are no other social service agencies within 1,200 linear feet that operate in this area. The nearest social service agency is Operation Attack, which is located at 1310 22nd Avenue South, approximately 2,000 feet west of the subject property.

Special Exception Review Criteria:

The relevant legal criteria for this appeal of a Special Exception approval are found in Chapter 16, Section 16.70.040.1.5.D. are noted below. It is the responsibility of Council to evaluate and weight these criteria in making their determination. Staff responses to the criteria are included in the DRC staff report (Exhibit A).

D. Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:

1. The use is consistent with the Comprehensive Plan.
2. The property for which a Special Exception is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
4. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
5. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
6. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval of a drainage plan as required by City ordinance, county ordinance, or SWFWMD;
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
8. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
9. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
10. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
11. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
12. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
13. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
14. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

15. Sensitivity of the development to on-site and adjacent (within two hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
16. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
17. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

STAFF ANALYSIS: Staff has reviewed the three (3) grounds for appeal set forth in the appeal letter. Appellants' grounds for appeal are shown below in bold, followed by Staff response. Responses to the appeal from the applicant have been incorporated with Staff's responses. Applicant's full response to the appeal is attached, refer to Exhibit C.

1. Negatively impact an irreplaceable local cultural staple in Harbordale (i.e. Mair's Grocery and Restaurant).

The proposed project does include demolishing the existing strip center that is occupied by Mair's Grocery and Restaurant. The Land Development Regulations or the review criteria used to approve or deny a Special Exception use do not include evaluating the displacement of an existing business.

The applicant has been working with the owner's of Mair's Grocery and Restaurant. Initial discussions started with the possibility of a collaboration between the two parties including space inside the Free Clinic building for Mair's Grocery. This was not an option for Mair's. The applicant introduced the owner of Mair's to the Free Clinic's broker who became their representative in the negotiations of the purchase of the lot and building adjacent to the current Mair's location. These negotiations and purchase agreement are still pending. Pending the resolution of the Special Exception, the applicant and the owner of Mair's will further discuss logistics of relocation, including timeline and support of the process by the Free Clinic.

2. Negatively impact traffic in an already busy intersection.

The City's Transportation Department reviewed the application and provided responses to the three transportation review criteria (3, 4 and 5) that are listed under the Special Exception Review Criteria and noted below. The Transportation Department did not object to the proposed use.

3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

Staff Response: The subject property is located in the southeastern quadrant of Dr. ML King Jr. Street South and 22nd Avenue South. Dr. Martin Luther King Jr. Street South is a four-lane, undivided facility that is maintained by the City of St. Petersburg and classified as a minor arterial on the Future Major Streets Map (Map 20) of the City's Comprehensive Plan. Twenty-second Avenue South is a four-lane, undivided facility and is classified as a minor arterial. Vehicular ingress and egress to the subject property is located on both Dr. ML King Jr. Street South and 22nd Avenue South.

Per Section 16.40.140.4.2 of the City Code, six-foot-wide sidewalks are required on Dr. ML King Jr. Street South and 22nd Avenue South because they are major streets. There is currently a five-foot-wide sidewalk on Dr. ML King Jr. Street South and a six-foot-wide sidewalk on 22nd Avenue South. It will be determined in the permitting process if a new sidewalk is needed on Dr. ML King Jr. Street South.

The subject property is served by public transit. The Pinellas Suncoast Transit Authority's (PSTA's) Route 20 operates along Dr. ML King Jr. Street South adjacent to the project site. Other PSTA routes in the vicinity of the subject property include Routes 4, 14, and 23.

4. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

Staff Response: The applicant is required to provide 19 parking spaces for the office uses and 50 parking spaces for the food pantry, for a total of 69 parking spaces. The applicant proposes 49 parking spaces, which is sufficient because the number of parking spaces required for the new uses are less than the previous uses, which consisted of a furniture store and grocery store. The building for the grocery store will be demolished to provide additional parking for the proposed development. Access to the parking spaces will be from the three existing driveways. The Transportation Department utilizes the Institute of Transportation Engineers' (ITE) "Parking Generation Manual" (6th Edition) to help determine the parking demand for new developments. ITE does not provide parking demand data for a food pantry or a social service agency, which will occupy most of the building.

5. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

Staff Response: A traffic study was not required for the proposed food pantry and office space because the roadway levels of service (LOS) on Dr. ML King Jr. Street South and 22nd Avenue South are acceptable. The Transportation Department utilizes the ITE' "Trip Generation Manual" (11th Edition) to determine the projected number of trips from new developments. As is the case with parking demand data, ITE does not provide trip generation data for food pantries or social service agencies. As noted, the proposed uses are replacing a furniture store and a grocery store, and the building for the grocery store will be demolished.

The Forward Pinellas' 2024 Level of Service Report contains LOS data for Dr. ML King Jr. Street South and 22nd Avenue South. The LOS data is based on 2023 traffic counts. The grocery store is still in operation and it is likely that the furniture store was in operation until the fall of 2024. Dr. ML King Jr. Street South from 8th Street South to 26th Avenue South carried 15,500 vehicles per day on a typical day and operated at a LOS "D" on a scale from "A" to "F." Dr. ML King Jr. Street South had a spare capacity of 821 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.50. Twenty-second Avenue South from 4th Street South to 31st Street South carried 9,584 vehicles per day and operated at a LOS "C." Twenty-second Avenue South had a spare capacity of 1,130 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.31. There is a significant amount of spare capacity on Dr. ML King Jr. Street South and 22nd Avenue South to accommodate the project traffic.

3. Negatively impact local businesses (see attachment for non-comprehensive list).

The appellant did not provide a list of nearby local businesses that would be negatively impacted. There are other food and medical options in the immediate area. Located between 21st Avenue

South and 24th Avenue South along Dr. Martin Luther King Jr. Street South there are four (4) options for purchasing food items. This includes Shell Gas Station, Meat House 2, Rajax Food Mart and Mair's Grocery. Some of these businesses provide different food options than the Free Clinic. Through the Free Clinic's FRESH Pace program, it currently collaborates with Rajax and will continue to do so.

The partnership with Dedicated Senior Medical Center (located at 901 22nd Avenue S.), would be natural in that the Free Clinic does not serve seniors through its health center. Partnerships with I Care St. Pete (located at 2330 Dr. Martin Luther King Jr. Street S.), a nearby nonprofit, is already pending. The Free Clinic already partners with WestCare (located at 1735 Dr. Martin Luther King Jr. Street S.), a nearby organization and with most food pantries and other nonprofits in the area.

The applicant and staff have reached out to the appellant on multiple occasions and have not received any response. The applicant was able to facilitate a meeting through a shared connection with an agreed upon date and time. The appellant confirmed the meeting but did not show. The applicant has stated that they will host additional community meetings to further gather feedback on collaboration opportunities, operating hours and other specifics for services and operations at the site.

PUBLIC COMMENTS: Prior to the DRC public hearing, staff did receive two phone calls, one from a resident and the second from a commercial property owner. Both callers expressed support for the proposed project.

RECOMMENDATION: Planning and Development Services Staff recommend that the City Council **deny** the appeal thereby **upholding** the decision of the DRC and **approving** the site plan.

List of Exhibits:

Exhibit A: DRC Staff Report, Results Letter, Vote Record and Meeting Minutes

Exhibit B: Appeal

“A”

RESOLUTION NO. _____

A RESOLUTION **DENYING** THE APPEAL AND **UPHOLDING** THE DEVELOPMENT REVIEW COMMISSION'S **APPROVAL** OF A SPECIAL EXCEPTION AND RELATED SITE PLAN TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A SUPPLY PANTRY WHICH IS A SOCIAL SERVICE USE, AT THE PROPERTY LOCATED AT 2200 AND 2230 DR. MARTIN LUTHER KING JR. STREET SOUTH (CITY FILE 25-32000001); MAKING FINDINGS BASED ON THE EVIDENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 7, 2025, the Development Review Commission (DRC) held a public hearing to consider and approve, approve with conditions, or deny a special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, at the property located at 2200 and 2230 Dr. Martin Luther King Jr. Street South; and

WHEREAS, the DRC unanimously approved, by a 6-0 vote, the special exception and related site plan, subject to the conditions of approval included in City staff's report to the DRC; and

WHEREAS, the appellant timely filed a notice of appeal of the DRC's decision on May 15, 2025, to come before the City Council to seek a reversal of the DRC's decision; and

WHEREAS, the City Council finds that it is appropriate to **deny** the appeal thereby **upholding** the DRC's **approval** of the special exception and related site plan.

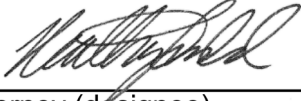
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City Council makes the following findings:

1. The subject special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, complies with the City's applicable Land Development Regulations and Comprehensive Plan; and
2. The City Council finds that it is appropriate to **deny** the appeal and **uphold** the DRC's **approval** of the special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, subject to the conditions included in City staff's report to this City Council, including any amendments to such conditions, if any, made by motion of this City Council at the appeal hearing.

BE IT FURTHER RESOLVED that under its de novo appellate authority, based upon the foregoing findings of fact based on evidence, this City Council hereby **denies** the appeal, and **upholds** the **approval** of the special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, at the property located at 2200 and 2230 Dr. Martin Luther King Jr. Street South, subject to the conditions included in City staff's report to this City Council, including any amendments to such conditions, if any, made by motion of this City Council at the appeal hearing.

This resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

<u>Derek S. Kilborn</u>	<u>07.30.2025</u>
Planning and Development Services Department	Date
<u></u>	<u>7-30-25</u>
City Attorney (designee)	Date

“B”

RESOLUTION NO. _____

A RESOLUTION **GRANTING** THE APPEAL AND **OVERTURNING** THE DEVELOPMENT REVIEW COMMISSION'S **APPROVAL** OF A SPECIAL EXCEPTION AND RELATED SITE PLAN TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A SUPPLY PANTRY WHICH IS A SOCIAL SERVICE USE, AT THE PROPERTY LOCATED AT 2200 AND 2230 DR. MARTIN LUTHER KING JR. STREET SOUTH (CITY FILE 25-32000001); MAKING FINDINGS BASED ON THE EVIDENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 7, 2025, the Development Review Commission (DRC) held a public hearing to consider and approve, approve with conditions, or deny a special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, at the property located at 2200 and 2230 Dr. Martin Luther King Jr. Street South; and

WHEREAS, the DRC unanimously approved, by a 6-0 vote, the special exception and related site plan, subject to the conditions of approval included in City staff's report to the DRC; and

WHEREAS, the appellant timely filed a notice of appeal of the DRC's decision on May 15, 2025, to come before the City Council to seek a reversal of the DRC's decision; and

WHEREAS, the City Council finds that it is appropriate to **grant** the appeal thereby **overturning** the DRC's **approval** of the special exception and related site plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City Council makes the following findings:

3. The subject special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, does not comply with the City's applicable Land Development Regulations and Comprehensive Plan; and
4. The City Council finds that it is appropriate to **grant** the appeal and **overturn** the DRC's **approval** of the special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use.

BE IT FURTHER RESOLVED that under its de novo appellate authority, based upon the foregoing findings of fact based on evidence, this City Council hereby **grants** the appeal, and **overturns** the **approval** of the special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use, at the property located at 2200 and 2230 Dr. Martin Luther King Jr. Street South, thereby **denying** the application..

This resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

Derek S. Kilborn

07.30.2025

Planning and Development Services Department

Date



7-30-25

City Attorney (designee)

Date

Exhibit A

DRC Report, Results Letter, Vote Record
and Meeting Minutes

Appeal #25-32000001



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, May 7, 2025, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 25-32000001 **PLAT SHEET:** F-13

REQUEST: Approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use.

OWNER: St. Petersburg Free Clinic
863 3rd Ave. N.
St. Petersburg, FL 33701

AGENT: George F. Young – Matt Walker
299 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33701

ADDRESS: 2200 & 2230 Dr. Martin Luther King Jr. St. S

PARCEL ID NO.: 31-31-17-02117-000-0010, 31-31-17-95976-001-0220

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

SITE AREA TOTAL: 54,625 square feet or 1.25 acres

GROSS FLOOR AREA:

Existing:	23,742 square feet	0.43 F.A.R
Proposed:	18,995 square feet	0.34 F.A.R.
Permitted:	54,625 square feet	1.00 F.A.R.

BUILDING COVERAGE:

Existing:	23,742 square feet	43% of Site MOL
Proposed:	18,995 square feet	35% of Site MOL
Permitted:	NA	

IMPERVIOUS SURFACE:

Existing:	45,537 square feet	83% of Site MOL
Proposed:	44,185 square feet	81% of Site MOL
Permitted:	51,894 square feet	95% of Site

OPEN GREEN SPACE:

Existing:	9,088 square feet	17% of Site MOL
Proposed:	10,440 square feet	19% of Site MOL

PAVING COVERAGE:

Existing:	21,795 square feet	40% of Site MOL
Proposed:	25,190 square feet	46% of Site MOL

PARKING:

Existing:	37; including 2 handicapped space(s)
Proposed:	49; including 2 handicapped space(s)
Required	74; including 3 handicapped space(s)

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	20 feet
Permitted:	42 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a supply pantry which is social service use which is a Special Exception use within the CCT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use. The subject property is located at 2200 and 2230 Dr. Martin Luther King Jr. Street South.

The property consists of two commercial buildings. The building at 2200 Dr. Martin Luther King Jr. Street South was constructed in 1998 and was recently occupied by a retail furniture store.

The building at 2230 Dr. Martin Luther King Jr. Street South is a multi-tenant strip center that was constructed in 1952 and is currently occupied by a retail grocery and take-out restaurant.

Current Proposal:

The St. Pete Free Clinic which currently operates at 863 3rd Avenue North is seeking to relocate to the subject property. The Clinic proposes to renovate the existing commercial building at 2200 Dr. Martin Luther King Jr Street South into both a medical and organizational office space; as well as a supply pantry. The building at 2230 Dr. Martin Luther King Jr. Street South will be demolished. The medical and general office uses are both permitted uses in the CCT-1 zoning district. The supply pantry use is a social service use that requires approval by the Development Review Commission.

The applicant proposes to construct a new parking lot in the location of the building that will be demolished. The existing vehicular and pedestrian access to the site will remain unchanged. The existing parking lot on the north side of the subject property and the loading dock on the east side of the building will not be altered. The existing number of on-site parking spaces are significantly less than the minimum number of parking spaces required for a retail use, the code requires 73-parking spaces, and 37-parking spaces are currently provided. The change of use requires one additional parking space for a total 74-spaces. The applicant proposes to construct an additional 12-parking spaces on site. The City Code states that parking requirements be met at the time any building or structure is erected, enlarged or increased in density or intensity, or a change of use results in an increase in the minimum number of parking spaces required. This requirement shall apply to the increase in requirements for the new use or portion of the enlarged building or structure only and not to the existing building or structure. The applicant is provided the one additional parking space that is required by the change of use and the additional 11 parking spaces which will decrease the existing non-conformity.

The applicant will be required to provide vehicular use landscaping for the new and existing parking lots and foundation landscaping along the west sides of the existing building. A low wall or fence will be required on the west side of the new parking lot to screen the parking from the street.

Use Specific Criteria:

In addition to the Special Exception criteria, the Development Review Commission shall consider the following requirements in determining whether to approve, approve with conditions or deny the request. The applicant provided the following responses to the eight criteria.

(1) The facility shall be served by or easily accessible to mass transit;

PSTA Route 20 runs along Dr. Martin Luther King Jr. Street South adjacent to this property and has a bus stop located across 22nd Avenue South that is approximately 150-feet from the subject property.

(2) The facility shall be of adequate size and design to reasonably accommodate its projected capacity;

The existing facility is approximately 18,000 square feet which is proposed to be demised into professional and medical office spaces and a warehouse/supply pantry. The building is adequate for the proposed uses and can more than accommodate the proposed uses.

- (3) The facility shall have internal or external waiting areas sufficient for the proposed maximum number of persons waiting at any one time. Personal care service/drop-in centers shall provide an activity area sufficient for the proposed maximum number of clients;**

The proposed facility will have internal waiting areas for both the office space and the pantry space that will be sufficient for the people waiting for both services.

- (4) Exterior waiting and exterior activity areas shall be adequately buffered from abutting properties and streets with a fence, wall or hedge that is the maximum height allowed and which meets the visibility at intersection requirements;**

There are no proposed exterior activity areas proposed for this project other than the existing truck well located on the eastern side of the existing building. The truck well is screened from the adjacent property by both a fence and landscaping. The proposed parking lot on the south side of the projects is adjacent to an alley and will also be screened with a new 6-foot PVC fence.

(5) Parking:

- a. Long and short term housing uses shall provide two spaces, plus one space per each staff person on the shift with the largest number of staff, plus one space for every three beds/units.**

There are no proposed housing uses associated with this project.

- b. Other uses shall provide one space for every 200 square feet.**

Parking has been provided for one space per 200 square feet for the supply pantry use. Parking for the office space uses have been provided in accordance with the use matrix requirements (1 per 300 square feet) as allowable by code.

- (6) Social service agency uses with the same special exception or principal operating component are prohibited within 1,200 feet of each other unless the DRC determines that the cumulative impacts of the existing and proposed uses will not adversely affect the living and working conditions of the properties located between the two uses;**

While there is another small supply pantry nearby, it is not located within 1,200-feet of the subject property. Operation Attack is located at 1310 22nd Avenue South which is approximately 2,000-feet west of this subject property.

- (7) Office and long and short-term housing uses shall meet the maximum density, lot, FAR, height and ISR requirements and minimum lot and yard requirements of the zoning district in which they are located. Other uses shall meet the maximum lot, FAR, height and ISR requirements and minimum lot and yard requirements of the most similar use in the zoning district in which they are located;**

There are no long or short-term housing uses proposed for this property and the proposed office spaces with the existing building meet the LDR requirements for maximum density, lot, FAR, building height and ISR requirements. The existing lot also meets the minimum lot and yard requirements of the CCT-1 zoning district.

The supply pantry meets the requirements for the maximum lot, FAR, height, and ISR and minimum lot and yard requirements as required above.

- (8) Social service agency uses with different special exception or principal operating components, which are located within 1,200 feet of each other, may be denied if the DRC determines that the cumulative impacts of the existing and proposed uses will adversely affect the living and working conditions of properties in close proximity to the proposed use.**

There are no other social service agencies within 1,200 linear feet that operate in this area. The nearest social service agency is Operation Attack, which is located at 1310 22nd Avenue South, approximately 2,000 feet west of the subject property.

Special Exception Criteria:

III. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.5 (D))

1. The use is consistent with the Comprehensive Plan.

Staff Response: The subject property is zoned Commercial Corridor Traditional (CCT-1) and the Future Land Use is Planned Redevelopment Mixed-use (PR-MU), and the proposed uses are consistent with the plan.

2. The property for which a Special Exception is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

Staff Response: General and medical office uses are permitted uses, and the supply pantry is a social service use which is a Special Exception use in the CCT-1 zoning district requiring approval by the Development Review Commission.

3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

Staff Response: The subject property is located in the southeastern quadrant of Dr. ML King Jr. Street South and 22nd Avenue South. Dr. Martin Luther King Jr. Street South is a four-lane, undivided facility that is maintained by the City of St. Petersburg and classified as a minor arterial on the Future Major Streets Map (Map 20) of the City's Comprehensive Plan. Twenty-second Avenue South is a four-lane, undivided facility and is classified as a minor arterial. Vehicular ingress and egress to the subject property is located on both Dr. ML King Jr. Street South and 22nd Avenue South.

Per Section 16.40.140.4.2 of the City Code, six-foot-wide sidewalks are required on Dr. ML King Jr. Street South and 22nd Avenue South because they are major streets. There is currently a five-foot-wide sidewalk on Dr. ML King Jr. Street South and a six-foot-wide sidewalk on 22nd Avenue South. It will be determined in the permitting process if a new sidewalk is needed on Dr. ML King Jr. Street South.

The subject property is served by public transit. The Pinellas Suncoast Transit Authority's (PSTA's) Route 20 operates along Dr. ML King Jr. Street South adjacent to the project site. Other PSTA routes in the vicinity of the subject property include Routes 4, 14, and 23.

4. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

Staff Response: The applicant is required to provide 19 parking spaces for the office uses and 50 parking spaces for the food pantry, for a total of 69 parking spaces. The applicant proposes 49 parking spaces, which is sufficient because the number of parking spaces required for the new uses is less than the previous uses, which consisted of a furniture store and grocery store. The building for the grocery store will be demolished to provide additional parking for the proposed development. Access to the parking spaces will be from the three existing driveways. The Transportation Department utilizes the Institute of Transportation Engineers' (ITE) "Parking Generation Manual" (6th Edition) to help determine the parking demand for new developments. ITE does not provide parking demand data for a food pantry or a social service agency, which will occupy most of the building.

5. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

Staff Response: A traffic study was not required for the proposed food pantry and office space because the roadway levels of service (LOS) on Dr. ML King Jr. Street South and 22nd Avenue South are acceptable. The Transportation Department utilizes the ITE' "Trip Generation Manual" (11th Edition) to determine the projected number of trips from new developments. As is the case with parking demand data, ITE does not provide trip generation data for food pantries or social service agencies. As noted, the proposed uses are replacing a furniture store and a grocery store, and the building for the grocery store will be demolished.

The Forward Pinellas' 2024 Level of Service Report contains LOS data for Dr. ML King Jr. Street South and 22nd Avenue South. The LOS data is based on 2023 traffic counts. The grocery store is still in operation and it is likely that the furniture store was in operation until the fall of 2024. Dr. ML King Jr. Street South from 8th Street South to 26th Avenue South carried 15,500 vehicles per day on a typical day and operated at a LOS "D" on a scale from "A" to "F." Dr. ML King Jr. Street South had a spare capacity of 821 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.50. Twenty-second Avenue South from 4th Street South to 31st Street South carried 9,584 vehicles per day and operated at a LOS "C." Twenty-second Avenue South had a spare capacity of 1,130 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.31. There is a significant amount of spare capacity on Dr. ML King Jr. Street South and 22nd Avenue South to accommodate the project traffic.

6. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval of a drainage plan as required by City ordinance, county ordinance, or SWFWMD;

Staff Response: The proposed development will be required to comply with the applicable stormwater requirements at time of permitting (Engineering Department memo dated March 31, 2025).

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

Staff Response: Any proposed exterior lighting and signage will need to comply the applicable code requirements at time of permitting.

8. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

Staff Response: The subject property is located at the intersection of two minor arterial streets. The existing building at 2200 Dr. Martin Luther King Jr. St South, the surface parking area and loading dock will remain in its current configuration. The new surface parking lot south of the existing building will comply with the CCT-1 zoning district regulations.

9. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

Staff Response: There are no archeological resources in the general vicinity. The subject property is not located in Local or National Register Historic District.

The project is located at the intersection of two minor arterials. Dr. Martin Luther King Jr. Street South is defined by existing mixed commercial development. The existing development pattern contains a variety of building typologies, orientations and setbacks.

10. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

Staff Response: General and medical office uses are permitted in the CCT-1 zoning district. The proposed supply pantry is a social service use which is a Special Exception use in the CCT-1 zoning district. One of the review criteria for approving a social service use prohibits the same social service use within 1,200 feet of each other. A second review criteria for approving a social service use permits the Development Review Commission to deny an application if a social service use with a different operational use is within 1,200 feet. There are no other social services uses within 1,200 feet of the subject property. The closest social service use is over 2,000 feet from the subject property.

11. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff Response: General and medical office uses are permitted in the CCT-1 zoning district. The proposed supply pantry is a social service use which is a Special Exception use in the CCT-1 zoning district. One of the review criteria for approving a social service use prohibits the same social service use within 1,200 feet of each other. A second review criteria for

approving a social service use permits the Development Review Commission to deny an application if a social service use with a different operational use is within 1,200 feet. There are no other social services uses within 1,200 feet of the subject property. The closest social service use is over 2,000 feet from the subject property.

12. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

Staff Response: The proposed supply pantry is a social service use which is a Special Exception use in the CCT-1 zoning district. The development meets all required setbacks, ISR, FAR and lot area requirements. Staff has added special conditions of approval in the staff report to help mitigate for any potential adverse impacts.

13. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

Staff Response: As shown on the site plan, the area can accommodate the proposed improvements.

14. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

Staff Response: There are no trees of significant size that will be impacted by the proposed development.

15. Sensitivity of the development to on-site and adjacent (within two hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

Staff Response: As noted above: the subject property is not located within a Local or National Register Historic District. The development meets all required setbacks, ISR, FAR and lot area requirements.

Approximately 130-feet from the subject property there is one archaeological sensitive area, with level 2 sensitivity. The archeological area is located northwest of the subject property. The proposed project will not impact the existing archeological area.

16. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

Staff Response: The proposed improvements do not impact demand for hurricane facilities.

17. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

Staff Response: There are available services to accommodate the proposed uses.

The use of the subject property is: General and medical office and social service

The uses of the surrounding properties are:

North: Restaurant

South: Retail

East: Residential
West: Retail

Public Comments:

Staff received two phone calls, one from a resident and a second from commercial property owner. Both callers expressed support of the proposed project.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and relate site plan subject to the Special Conditions of Approval.

B. Special Conditions of Approval:

- 1. The supply pantry use shall comply with the use specific development standards for a social service agency as outlined in Section 16.50.390.**
- 2. A minimum five-foot tall opaque fence or wall shall be installed along the east side of the existing and new vehicular use areas.**
- 3. A minimum three-foot opaque fence or wall shall be installed along the west side of the new vehicular use area.**
- 4. Vehicular use landscaping shall be installed for the existing and new vehicular use areas.**
- 5. Foundation landscaping shall be installed on the west side of the existing building.**
- 6. Dumpsters shall be located in an opaque dumpster enclosure.**
- 7. Bicycle parking shall be provided as required by Section 16.40.090.**
- 8. Exterior lighting shall comply with Section 16.40.070.**
- 9. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated April 3, 2025, or as amended at a future date by the Transportation and Parking Management Department.**
- 10. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated March 31, 2025, or as amended at a future date by the Engineering and Capital Improvement Department.**
- 11. This Special Exception and related Site Plan approval shall be valid through May 7, 2028. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.**

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g., stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheel stops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

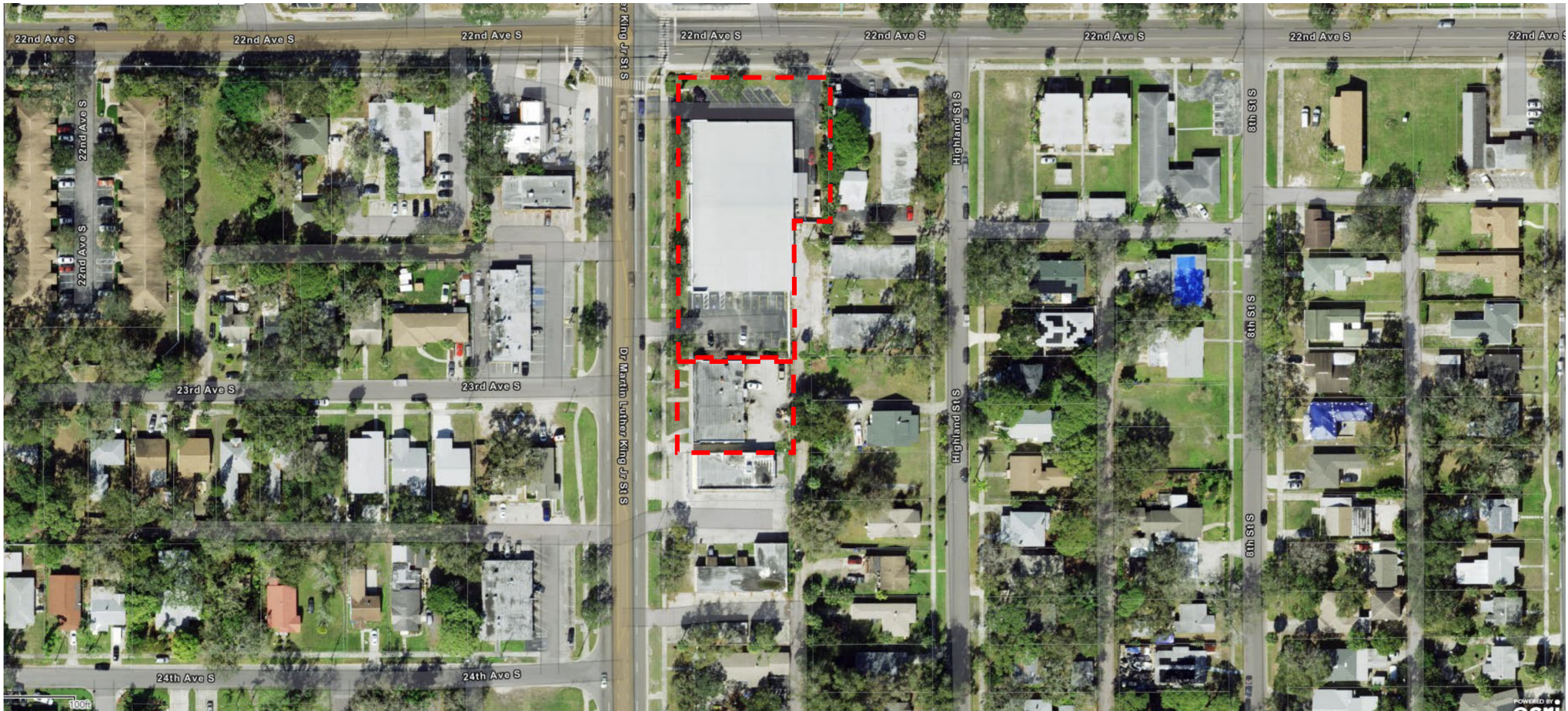
REPORT PREPARED & APPROVED BY:

/s/ Corey Malyszka

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

4/25/2025

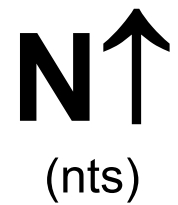
DATE



PROJECT LOCATION MAP

Case No.: 25-32000001
Address: 2200 & 2230 Dr. MLK Jr. St. S.

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





March 7, 2025

Narrative in Support of the St Pete Free Clinic Special Exception Application

To Whom it May Concern,

The St. Pete Free Clinic is under contract to purchase the property located at 2200 Dr. Martin Luther King Street South and the property located at 2230 Dr. Martin Luther King Street South. The property is currently zoned CCT-1 and permits various commercial uses by right.

The property at 2200 Dr Martin Luther King S is currently a vacant Badcock Furniture Store with a retail use and the parcel at 2230 Dr Martin Luther King Street S is a small mixed retail building as well. Both of these buildings are currently allowed as retail uses within the CCT-1 zoning district.

The St. Pete Free Clinic is looking to renovate the existing Badcock Furniture Building into both medical and organizational office spaces as well as a supply food pantry. The office spaces are an allowable use, while the supply food pantry use requires a special exception per the use specific standards in the City's Land Development Regulations 16.50.390.4.A. The building at 2230 Dr. Martin Luther King Street S is proposed to be demolished and this lot would be converted into a parking lot to support the Free Clinic.

Discussion of Standards of Review for Site Plans

Based on the use specific standards as outlined in Section 16.50.390 there are eight (8) criteria in addition to the special exception standards that need to be met to assist the Development Review Commission in determining whether to approve or approve with conditions the request for a special exception for a social service agency use.

- 1. The facility shall be served by or easily accessible to mass transit.**

PSTA Route 20 runs along Dr. Martin Luther King Street adjacent to this property and has a bus stop located across 22nd Avenue South that is approximately 150 feet from our property corner.



2. The facility shall be of adequate size and design to reasonably accommodate its projected capacity;

The existing facility is approximately 18,000 square feet which is proposed to be demised into professional and medical office spaces and a warehouse / food pantry. This building is adequate for the proposed uses and can more than accommodate the proposed uses.

- 3. The facility shall have internal or external waiting areas sufficient for the proposed maximum number of persons waiting at any one time. Personal care service/drop-in centers shall provide an activity area sufficient for the proposed maximum number of clients;**

The proposed facility will have internal waiting areas for both the office space and the pantry space that will be sufficient for the people waiting for both services.

- 4. Exterior waiting and exterior activity areas shall be adequately buffered from abutting properties and streets with a fence, wall or hedge that is the maximum height allowed and which meets the visibility at intersection requirements;**

There are no proposed exterior activity areas proposed for this project other than the existing truck well located on the eastern side of the existing building. This truck well is screened from the adjacent property by both a fence and landscaping. The proposed parking lot on the south side of the project is adjacent to an alley and will also be screened with a new 6-foot PVC fence.

5. Parking:

- a. Long and short term housing uses shall provide two spaces, plus one space per each staff person on the shift with the largest number of staff, plus one space for every three beds or units.**

There are no proposed housing uses associated with this project.

- b. Other uses shall provide one space for every 200 square feet.**

Parking has been provided for one space per 200 square feet for the supply pantry use. Parking for the office space uses have been provided in accordance with the use matrix requirements (1 per 300 square feet) as allowable by code.

- 6. Social service agency uses with the same special exception or principal operating component are prohibited within 1,200 feet of each other unless the DRC determines that the cumulative impacts of the existing and proposed**

uses will not adversely affect the living and working conditions of the properties located between the two uses;

Drawing a circle with a radius of 1,200 liner feet around the subject property results in an area from approximately 7th Street S to 11th Street S between 19th Avenue South and 26th Avenue South. Please see the aerial image provided below:



While there is another small food pantry nearby, it is not located within 1,200 feet of the subject property. Operation Attack is located at 1310 22nd Avenue South which is approximately 2,000 feet west of this subject property.

- 7. Office and long and short term housing uses shall meet the maximum density, lot, FAR, height and ISR requirements and minimum lot and yard requirements of the zoning district in which they are located. Other uses shall meet the maximum lot, FAR, height and ISR requirements and minimum lot and yard requirements of the most similar use in the zoning district in which they are located;**

There are no long or short term housing uses proposed for this property and the proposed office spaces within the existing building meet the LDR requirements for maximum density, lot, FAR, building height and ISR requirements. The existing lot also meets the minimum lot and yard requirements for the CCT-1 Zoning District.

The supply pantry meets the requirements for the maximum lot, FAR, height, and ISR and minimum lot and yard requirements as required above.

- 8. Social service agency uses with different special exception or principal operating components, which are located within 1,200 feet of each other, may be denied if the DRC determines that the cumulative impacts of the existing and proposed uses will adversely affect the living and working conditions of properties in close proximity to the proposed use.**

There are no other social service agencies within 1,200 linear feet that operate in this area. The nearest social service agency that was located when we searched is Operation Attack, which is located at 1310 22nd Avenue South, approximately 2,000 feet west of our property.

We believe this project will provide critical resources to the community in South St. Pete, providing medical office spaces and access to fresh, healthy food in an area of the City designated as a food desert. Residents of the Harbordale and Bartlett Park Neighborhoods will have access to these services within walking distance of their residences, while other members of the community can utilize the onsite vehicular and bicycle parking as well as the PSTA stop across 22nd Avenue South from this building. We hope that the City staff and members of the Development Review Commission will consider this request, recognizing that all criteria for a Special Exception have been met, and approve the St. Pete Free Clinic's request to reactivate this existing building.

GEORGE F. YOUNG

Thank you for your consideration of this request and if you have any questions or concerns please feel free to contact me regarding this application.

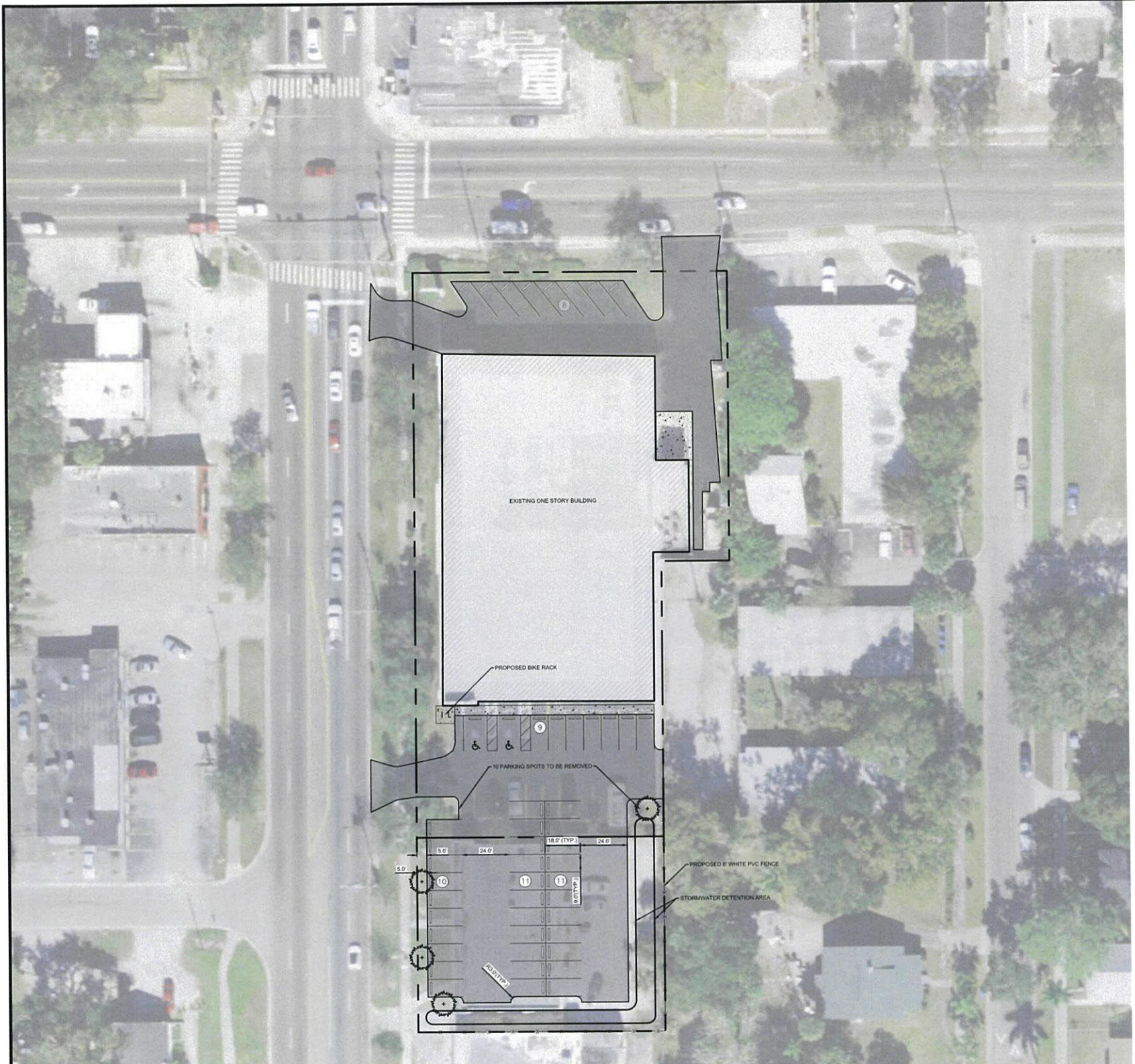
Thank you,

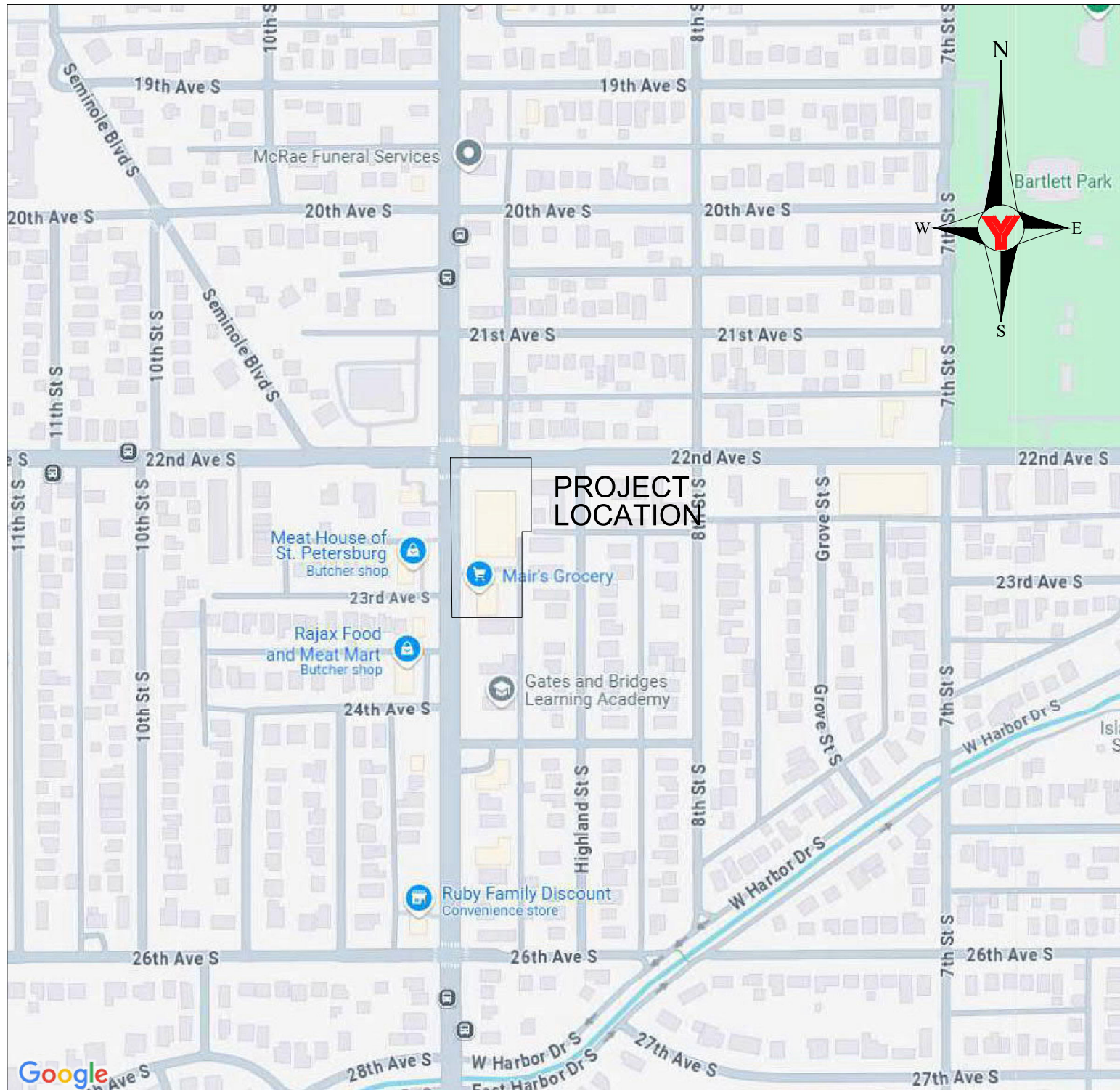
GEORGE F. YOUNG, INC.

A handwritten signature in blue ink, appearing to read "Matt Walker", with a stylized flourish at the end.

Matt Walker, P.E.

Sr. Vice President, Engineering







CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Zoning Official, Planning and Development Services Department

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

DATE: April 3, 2025

SUBJECT: Approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use and an office

CASE: 25-32000001

The Transportation and Parking Management (“Transportation”) Department has reviewed the special exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use and an office, at 2200 and 2230 Dr. ML King Jr. Street South. The subject property is zoned Corridor Commercial Traditional (CCT-1). Standards for special exception review pertaining to transportation are listed in Section 16.70.040.1.5.D of the City Code in paragraphs 3, 4, and 5. The Transportation Department’s review of the site plan is discussed in the sections below pertaining to paragraphs 3 and 4.

Paragraph 3 is stated as follows: “Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, and emergency. Access management standards on state and county roads shall be based on the latest access management standards of FDOT or the county, respectively.”

The subject property is located in the southeastern quadrant of Dr. ML King Jr. Street South and 22nd Avenue South. Dr. Martin Luther King Jr. Street South is a four-lane, undivided facility that is maintained by the City of St. Petersburg and classified as a minor arterial on the Future Major Streets Map (Map 20) of the City’s Comprehensive Plan. Twenty-second Avenue South is a four-lane, undivided facility and is classified as a minor arterial. Vehicular ingress and egress to the subject property is located on both Dr. ML King Jr. Street South and 22nd Avenue South.

Per Section 16.40.140.4.2 of the City Code, six-foot-wide sidewalks are required on Dr. ML King Jr. Street South and 22nd Avenue South because they are major streets. There is currently a five-foot-wide sidewalk on Dr. ML King Jr. Street South and a six-foot-wide sidewalk on 22nd Avenue South.

It will be determined in the permitting process if a new sidewalk is needed on Dr. ML King Jr. Street South.

The subject property is served by public transit. The Pinellas Suncoast Transit Authority's (PSTA's) Route 20 operates along Dr. ML King Jr. Street South adjacent to the project site. Other PSTA routes in the vicinity of the subject property include Routes 4, 14, and 23.

Paragraph 4 is stated as follows: "Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping."

The applicant is required to provide 19 parking spaces for the office uses and 50 parking spaces for the food pantry, for a total of 69 parking spaces. The applicant proposes 49 parking spaces, which is sufficient because the number of parking spaces required for the new uses is less than the previous uses, which consisted of a furniture store and grocery store. The building for the grocery store will be demolished to provide additional parking for the proposed development. Access to the parking spaces will be from the three existing driveways. The Transportation Department utilizes the Institute of Transportation Engineers' (ITE)' "Parking Generation Manual" (6th Edition) to help determine the parking demand for new developments. ITE does not provide parking demand data for a food pantry or a social service agency, which will occupy most of the building.

Paragraph 5 is stated as follows: "Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts."

A traffic study was not required for the proposed food pantry and office space because the roadway levels of service (LOS) on Dr. ML King Jr. Street South and 22nd Avenue South are acceptable. The Transportation Department utilizes the ITE' "Trip Generation Manual" (11th Edition) to determine the projected number of trips from new developments. As is the case with parking demand data, ITE does not provide trip generation data for food pantries or social service agencies. As noted, the proposed uses are replacing a furniture store and a grocery store, and the building for the grocery store will be demolished.

The Forward Pinellas' 2024 Level of Service Report contains LOS data for Dr. ML King Jr. Street South and 22nd Avenue South. The LOS data is based on 2023 traffic counts. The grocery store is still in operation and it is likely that the furniture store was in operation until the fall of 2024. Dr. ML King Jr. Street South from 8th Street South to 26th Avenue South carried 15,500 vehicles per day on a typical day and operated at a LOS "D" on a scale from "A" to "F." Dr. ML King Jr. Street South had a spare capacity of 821 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.50. Twenty-second Avenue South from 4th Street South to 31st Street South carried 9,584 vehicles per day and operated at a LOS "C." Twenty-second Avenue South had a spare capacity of 1,130 vehicles during the peak hour of traffic in the peak direction of travel and a volume-to-capacity ratio of 0.31. There is a significant amount of spare capacity on Dr. ML King Jr. Street South and 22nd Avenue South to accommodate the project traffic.

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT



TO: Corey Malyszka AICP, Zoning Official, Planning & Development Services Department

FROM: Kyle Hurin, ECID Plans Review Supervisor

DATE: March 31, 2025

SUBJECT: Special Exception

FILE: 25-32000001

LOCATION: 2200 & 2230 Dr. Martin Luther King Jr. St. S

PARCEL ID: 31-31-17-02117-000-0010, 31-31-17-95976-001-0220

ATLAS: F-13

ZONING: Corridor Commercial Traditional (CCT-1)

REQUEST: Approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use and an office.

RELATED CASES: N/A

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

Disclaimer, Permit coordination. For consistency of permits and work associated with the project, coordinate with ECID Right-of-way (ROW) staff for any impacts in the City Right of Way prior to issuance of building construction permit. Email ECID ROW staff at: ROW_permitting@stpete.org.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed site plan provided the following special conditions and standard comments are added as conditions of approval:

1. Sidewalks and driveways within the adjacent right of way must be per city code.
2. The site must meet the drainage requirements listed in city code 16.40.030.
3. Any required upgrades to public infrastructure shall be at the developer's expense.

kjh/ymI

ec: WRD
Kayla Eger – Development Review Services



May 9, 2025

Sent via U.S. Mail and Email to:

St. Petersburg Free Clinic
863 3rd Ave. N.
St. Petersburg, FL 33701
sbent@thespfc.org

George F. Young
299 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33701

Re: **Case No.:** 25-32000001
Addresses: 2200 & 2230 Dr. Martin Luther King Jr. Street South
Parcel ID No.: 31-31-17-02117-000-0010 & 31-31-17-95976-001-0220
Request: Approval of a Special Exception and related site plan to convert an existing commercial building into a supply pantry which is a social service use.

Dear Applicant:

The Development Review Commission at its hearing on May 7, 2025, made a motion for the above referenced request. The motion passed unanimously by a vote of 6 to 0, thereby approving the request.

A copy of the vote record is enclosed. The special conditions are as follows:

SPECIAL CONDITIONS OF APPROVAL:

1. The supply pantry use shall comply with the use specific development standards for a social service agency as outlined in Section 16.50.390.
2. A minimum five-foot tall opaque fence or wall shall be installed along the east side of the existing and new vehicular use areas.
3. A minimum three-foot opaque fence or wall shall be installed along the west side of the new vehicular use area.
4. Vehicular use landscaping shall be installed for the existing and new vehicular use areas.
5. Foundation landscaping shall be installed on the west side of the existing building.
6. Dumpsters shall be located in an opaque dumpster enclosure.
7. Bicycle parking shall be provided as required by Section 16.40.090.



8. Exterior lighting shall comply with Section 16.40.070.
9. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated April 3, 2025, or as amended at a future date by the Transportation and Parking Management Department.
10. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated March 31, 2025, or as amended at a future date by the Engineering and Capital Improvement Department.
11. This Special Exception and related Site Plan approval shall be valid through May 7, 2028. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

Please feel free to contact Corey Malyszka at 727-892-5453 or Corey.Malyszka@stpete.org with any questions.

Sincerely,

/s/ Corey Malyszka

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

CDM:ke Enc: Vote Record

Development Review Commission (DRC)

DRC HEARING DATE **May 7, 2025**

DRC CASE No. 25-32000001

MOTION TO APPROVE:	Approval of a Special Exception and related site plan to convert a portion of an existing commercial building into a supply pantry which is a social service use.					
AMENDMENTS:						
MOVED BY:	Clemmons					
SECOND BY:	Blatt					
NAMES	YES	NO	YES	NO	YES	NO
KIERNAN	ABSENT					
BLATT	X					
STOWE	X					
SINGLETON, Vice-Chair	ABSENT					
CLEMMONS	X					
REALI, Chair	X					
VACANT	N/A					
VATELOT*1	X					
GRINER*2	ABSENT					
FLYNT*3	X					

* Alternate

Presentations

X	Corey Malyszka – Staff Presentation
X	Jennifer Yeagley – Applicant Presentation

“APPROVED by a 6 to 0 vote of the Commission.”

Attendance

P	Blatt
P	RealI
P	Stowe
A	Singleton
A	Kiernan
P	Clemmons
//	Vacant
P	Vatelot*1
A	Griner*2
P	Flynt*3



**CITY OF ST. PETERSBURG
DEVELOPMENT REVIEW COMMISSION
PUBLIC HEARING**

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

**May 7, 2025
Tuesday
1:01 P.M.**

MEETING MINUTES

Commissioners Present:

Kevin Reali, Chair
Kiona Singleton, Vice-Chair (*Left at 3:37 p.m.*)
Tim Clemmons
Darren Stowe
Samuel Blatt
Charles Flynt, *Alternate*
Sarah Jane Vatelot, *Alternate*

Commissioners Absent:

Michael Kiernan
Joe Griner, III, *Alternate*

Staff Present:

Corey Malyszka, Zoning Official
Shervon Chambliss, Planner II
Michael Larimore, Planner II
Brian Brodell, Planner II
Chealsea Freeman, Planner I
Jordan Elmore, Planner I
Christina Boussias, Assistant City Attorney
Kayla Eger, Administrative Secretary

The public hearing was called to order at 1:01 p.m., a quorum was present.

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF THE MINUTES FROM THE - April 2, 2025, DRC meeting were approved by a unanimous vote of the commission.

F. PUBLIC COMMENTS

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

G. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

G 8. Case No. 25-32000001 | 2200 & 2230 Dr. MLK Jr. Street South

City Staff: Corey Malyszka | Corey.Malyszka@stpete.org

REQUEST: Approval of a Special Exception and related site plan to convert a portion of an existing commercial building into a supply pantry which is a social service use.

OWNER: St. Petersburg Free Clinic
863 3rd Avenue North
St. Petersburg, FL 33701

AGENT: George F. Young
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33701

ADDRESSES: 2200 and 2230 Dr. Martin Luther King Jr. Street South

PARCEL ID NOS.: 31-31-17-02117-000-0010 and 31-31-17-95976-001-0220

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

CONFLICTS: None

City Staff Presentation:

Corey Malyszka gave a PowerPoint presentation based on the Staff Report.

Discussion from Commissioners after Staff Presentation

Chair Reali: Questions for staff?

Commissioner Stowe: I've got a quick one. So, in reading the staff report, it's my understanding that they are...it'll still be non-conforming in terms of the number of parking spaces, but it's less of a non-conformity. Did you compute how many parking spaces would have been required for the existing...the retail center and the furniture store?

Corey Malyszka: 73

Commissioner Stowe: Oh, it was 73?

Commissioner Clemmons: They have 37.

Commissioner Stowe: And then they had to go to 74 because of the...

Corey Malyszka: And also to...the parking is probably gonna be a little less than what they had, because they don't know exactly how much general office is going to be in there. So, they did their numbers based on the max next so, it's probably gonna be less than actually what is required today, but they'll provide more.

Commissioner Stowe: Thank you.

Chair Reali: You mean the demand the code minimum would be less?

Corey Malyszka: Yeah.

Chair Reali: Commissioner Flynt?

Commissioner Flynt: Is this going to be a setup for the food pantry component, where they drive up and they're handed food and supplies through a vehicle window? Or do they have to park and come in?

Corey Malyszka: This one they'll go in...now, during COVID, it was a little different, where they actually did go up to the car deal, the applicant can speak to that. But yeah, this is where they go into the center of the facility.

Commissioner Flynt: I believe...aren't they located up in the Joe's Creek area now, doing their food pantry?

Corey Malyszka: They have one right on Third Avenue North, between 8th and ML King North.

Commissioner Clemmons: in Downtown.

Commissioner Flynt: Okay.

Corey Malyszka: And they do have a couple of locations on 4th, which is their medical facilities.

Commissioner Flynt: And reason I ask is, I know, I believe they've got one up in Joe's Creek Industrial between 49th...excuse me, 34th and 28th Street, that on the days that they are doing the food, it's a drive up, and I think it's 45th Avenue. The road will be bumper to bumper for five blocks, roughly three...three to five blocks. So, if it's a different where they actually have to come in, that might not be an issue here. There's only certain days that they have the food giveaway, and it creates traffic issues in that area. It might be something to ask the applicant.

Commissioner Blatt: What was the nature of the comment you said you received this afternoon about the grocery store?

Corey Malyszka: So, the existing tenant of the grocery store just found out about being displaced out of the building that we've been demolished. So, they may be here in the audience to express that.

Commissioner Blatt: Okay.

Commissioner Clemmons: But otherwise, no letters of objection, no phone calls of objection?

Corey Malyszka: Right. So, we actually received a phone call from someone who received support from the Free Clinic, and maybe in the audience as well. And again, another business owner down the block who supported the...

Commissioner Clemmons: Yep.

Chair Reali: Other questions? Is the applicant here?

Agent Presentation

Jennifer Yeagley gave a PowerPoint presentation on behalf of the applicant/owner.

Public Comment:

1. Mary Lucious:

My name is Mary Lucious. I live at 839 22nd Avenue, South, 33705. This building is directly across the street from where I live. I'm here to see what really is going to happen to the building which I'm sitting here listening, and that's why I'm here to get the full understanding. What are you trying to do with the building? Now, my thing is that intersection there...is...there's a lot of accidents at that intersection. Matter of fact, three days ago there was a very bad accident right there. The food pantry, you say food pantry, and the office space. Now, the food I'm concerned about because of the rodents in the area. I own, that building on 22nd Avenue South. I am the owner, 839, and I'm concerned about the rodents coming through with...about the food. I don't know how secure it's going to be up in that building, but I do have eight rodent boxes around my house for this problem, and I have to pay for this, and I don't want it to get any worse while I still live on this earth, so that is my concern.

2. Karen Lewen:

My name is Karen Lewin. I'm here to speak about the building on 2230, 32, 34, 36, 38. I'm one of the tenants there. I own two spaces, the Event Center and Mair's Grocery. I'm also an employee there, and this restaurant been in this community for 25 years, and this is the only restaurant in the community around the Harbordale area that you could provide...get a hot meal. And it's also a cultural landmark, okay, historic culture, landmark. People from all over come to taste our cuisine. And this is a place where we everybody get together and, you know, fellowship, social. And also, I spoke to some of the businesses in the area today, and they're kind of worried about having a pantry there. You start giving out free food, what happens to the other business in the neighborhood? Okay. People not going to spend money, and no one reached out to us regarding what was going on today. I spoke with Jennifer today and to get a clear understanding of what was going on. And nobody...have reached out to us. And I think people...or maybe she reached out because there was something post on Facebook yesterday, and the entire community was upset about the...what was going on, and online petition, we gathered 1,900 petitions online, and over

500 that came in the restaurant yesterday. So, it's hard when you have your business and you've been there for so long, and for you to just, you know, uproot and relocate and, you know, I just think it's just wrong. So, I'm just asking you today not to you just, you know, I'm not to approve this today. You know, let's see if we could find other avenues, or, you know, other places that you know that could house this pantry. There's a pantry down the street, less than a minute away from where this proposed site is being from the new pantry. And, you know, I just think that, you know it's unfair to you know, Mr. Miller's been there, Mair's girls have been there for so long. And you know, a furniture store that sells the furniture for prices that other people cannot afford. Event Center that I run...to, sometimes back to school event for the kids to, you know, books and uniforms, haircuts and for spaces that people cannot afford. You know, a spot to have a parties or repass. And I, you know, I do that at a special rate for them, so I'm just asking you guys to reconsider this. Okay, thank you all.

3. Jake Geffon:

I'm Jake Geffon. I'm representing the progressive Jewish Coalition of Central Florida. Mair's has been a staple, a community staple, for the last 24 years, and serves as a bastion of St. Pete history and heritage during a time of rapid growth and development. The importance of preserving and protecting our residents and their businesses is imperative if we are to keep our city the charming and wonderful place we have all worked hard to make it become. As many people here may already know, large areas of our city are known as food deserts. This is a massive...and has...there is a massive historical and community aspect to this that cannot be understated as well. The Jewish Coalition often works with local street medic orgs, food distribution programs and more. So, we absolutely recognize the importance and blessing that is the St. Pete Free Clinic, but we believe a new site should not come via the forced demolition of a historic business. At the Jewish Coalition, we believe that the...that immense care and extreme respect must be given to the opinions and requests of the Mair's family and staff. The PJC urges this commission to leave Mair's unbothered and kept alive, and to make sure that at every step of this process, however it may proceed, that Mair's is a part of the conversation. Thank you.

4. Kadeijha Miller:

My name is Khadijah Miller. I'm daughter of Wilbur Miller, the owner at Mair's Groceries, as many of you know, Mair's Groceries has been located at 22nd Avenue in 9th Street for the last 24 years. At the early age of seven, I've had the chance to work alongside my dad for many years, serving our community. I've watched my dad leave for work at seven in the morning, coming home as late as 12am...most days without complaining. Sorry, my dad...my dad is a well-respected member of our community, role model to most but to me and the rest of his family, he's our hero. Labeling my dad as a hard worker will be an understatement. Although Mair's Groceries is mostly, mostly known for its good food and groceries over the years, we've also been known and considered a safe space for you, a space for mentoring, good music and vibes and a space that has been recognized for good business for my city and community members. We've had the chance to serve not only our community, but many celebrities and public figures as well. I am unaware of how...I'm sorry, I am unaware, I am unaware of exactly how long the approval for the site plan has been but we have not had prior knowledge of this until recently. Mair's Groceries, located at 2230 9th Street South, is more than just another building. For the last 24 years, this has been second home to me. This is our history, a history that should not be demolished, moved or pushed out of

the same neighborhood that we've been a pivotal staple for many years, and in less than 24 hours, we have gained over 2,000 signatures from those in our community that could say the same. Thank you.

5. Angel Torrens:

Hello. My name is Angel Torrens. I'm residing at 2420 5th Street, South, 33705, this is the same community that Mair's has their business. I'm also representing, representing the neighborhood association of Harbordale as the president. I would like to mention that Mair's has been around for 24 years. It serves as a keystone to our community, a very friendly, pedestrian friendly community. There are they're the only restaurant within our borders, and they also are the only place that you could find a hot meal, cooked and served for you fresh in this community, other than Chattaways, which is not a part of our community. I didn't write a...I didn't write anything today that found out about this news just as soon as these guys found out here. And I just could not leave this alone. We spoke with the with the people from St. Pete Free Clinic. I agree with the things that they do. I think they do beautiful work. Our neighborhood also believes that, but it shouldn't come at the cost of kicking out a staple to our community. I would like to see something where they can come to an agreement, where maybe Mair's can...can still continue to do their work there and serve our community, not only as just a restaurant, but it's also sort of a beacon for...for black excellence and...and legacy, you know, these guys that are still hanging on throughout all the rough stuff that we've been through in this neighborhood. So, I'd like to see them stay and this is why I'm here. Thank you guys for listening to me.

Discussion from Commissioners after Public Comments:

Chair Reali: Thank you. Is anyone else in the audience wish to speak? Okay. Thank you. At this point...

Commissioner Clemmons: Can I...can I ask a question of one of the speakers?

Chair Reali: Yeah.

Commissioner Clemmons: Ma'am, do you...do you know how large the business is, how many square feet it occupies?

[Inaudible from audience member]

Commissioner Clemmons: Okay, thank you.

Commissioner Flynt: It... I have a question for some of those members that were speaking here also. Is At...Atwaters has been closed for a while, there hasn't it?

Chair Reali: Can...? Yeah.

Commissioner Flynt: I'm sorry?

Chair Reali: I was just going to...if you can come up and answer that's fine, that's fine.

[Inaudible from audience member]

Commissioner Flynt: If you could come up to the microphone, please.

Angel Torrens: Atwaters has been closed for a while. I believe Eric still owns the property, or he still has something to do with the property. But that is also not...it's the Bartlett Park community that's across the street from Harbordale, if that's where you're going. This is the only restaurant in Harbordale.

Commissioner Flynt: Yeah, because there's the meat market across the west side street, I've been looking at street view to see what other restaurants and it...it does appear that this is pretty much the only active restaurant in the immediate vicinity. Thank you.

Cross Examination:

Corey Malyszka (City Staff), waived.

Jennifer Yeagley (Agent), waived.

Rebuttal/Closing Remarks:

Corey Malyszka (City Staff), waived.

Jennifer Yeagley: Thank you. I just want to speak to thank you for raising the concern about rodents. That is an understandable concern. We have very aggressive pest control measures that we take in any location where we provide food. Again, we operate the county's largest food bank, and as you can imagine, pest mitigation is a critical part of that service. So, we're very familiar with that. We do it. We don't have rodent problems. So, I just wanted to speak to that specifically, more broadly...you know, I want to thank the members of the community for being here, for their openness and having communication with the St Pete Free Clinic. We did do public and individual outreach through this process. The plan was public. Again, I want to note that I was under the impression that some communication had occurred with the owners of Mair's that didn't, and that is why, when I learned of the concern first thing this morning, which I know popped up for them yesterday, this is all a bit fresh for all of us. So, we are in direct communication. The Free Clinic is committed to working with them and trying to find workable solutions. As mentioned, we are...we take collaboration seriously. We take community seriously. That's what we're here to do, is serve the community. So, I would like to just reiterate our commitment to that process, and also note that the special exception, because I want to be sure the community really understands the nature of the special exception request, which is specifically for the supply pantry component of the use of this building, and specifically to be able to build out that pantry in a footprint that is larger than 25% of the building. Because if the pantry portion is smaller than 25% of the building. It actually is allowable by current zoning and code, and so that is the only piece of this for which a special exception is required. So, I don't want there to be any confusion that if the council, the commission, excuse me, does opt to not approve this, that that does not necessarily mean this whole project is done and shut down. And so there would still need to have to be ongoing discussion on how we would work together if the Free Clinic decided to continue to pursue the transaction.

Chair Reali: Well, I guess we'll just go into Executive Session.

Executive Session

Commissioner Clemmons: Well, I guess that does raise a well, we're still community Executive Session.

Chair Reali: Well, yeah, that's right.

Commissioner Clemmons: So, the building, the old furniture source approximately 18,000 square feet. So, in other words, if the food pantry was 4,500 square feet or less, then you wouldn't need a special exception with the other uses...

Jennifer Yeagley: Correct.

Commissioner Clemmons: And do you have an approximate size that you're looking at for the food pantry then?

Jennifer Yeagley: We are looking at between 4,500 and 6,000 square feet. We...the...our intent in pursuing a special exception was to give us some flexibility. And what we ultimately landed on because we're working on the exact configuration of the interior of the site now. Again, we know it'll be medical pantry navigation, but we just...we really want to give ourselves flexibility in the size.

Commissioner Clemmons: But...but the range is between...

Jennifer Yeagley: Yes.

Commissioner Clemmons: But the range is between 4,500 to 6,000 square feet is what you're looking at. Corey, if this is approved today, thank you. If this is approved today, or, I mean, would there be, ultimately be, potentially, a site plan approval that might come in this or only if there would be variances then that they would need?

Corey Malyszka: Well, this is the site plan before it's tied to this approval.

Commissioner Clemmons: The site plan...

Chair Reali: It just removes the building and that's parking pretty much right, maintains access.

Commissioner Clemmons: Right, right.

Corey Malyszka: Special Exception of the late site plan approval.

Chair Reali: I have a question for the...

Commissioner Clemmons: So

Chair Reali: Oh, sorry.

Commissioner Clemmons: Well, I just...you know, I appreciate and respect the commitments that you've made. But if one of the...in having discussions, further discussions with the tenants of that building, if one of the ideas was, for example, for that building to be...stay, then that would take, that would require that they come back for new site plan approval then, because the parking ratios would be all different.

Corey Malyszka: Well, because right now, I mean, like I said, the existing facility, the two buildings now require 73...

Commissioner Clemmons: Right.

Corey Malyszka: They tore it down. It says 74 but again, they don't have their build out of how much general office is going to be, so, if for some reason you know, they don't keep the both buildings, you know they have the layouts of other spaces and the parking calculations...

Commissioner Clemmons: As long as they were not...so, right now, the building should have...two buildings should have 73 parking spaces, they have 37.

Corey Malyszka: Correct.

Commissioner Clemmons: So, there's a deficiency of 36.

Corey Malyszka: Is what it is.

Commissioner Clemmons: So, as long as they maintain a deficiency of 36 or less, then they can change the uses within the zoning code and if and if the special exception is approved for the pantry use, but they would have flexibility then in terms of saving all or a portion of that Building or...or even incorporating the tenants into a portion of the existing building. I mean, those, I'm just throwing out weird ideas...

Chair Reali: Well, I mean, my question was going to be related to that, is, is, and this more for the applicant than Corey.

Commissioner Clemmons: I'm just trying to understand what site plan flexibility they have...

Chair Reali: Is...is...the whole purpose of removing the building for parking?

Jennifer Yeagley: Yes.

Chair Reali: So, look, we get into trouble here a lot of times when we start to pick apart site plans. But, well, no, no, but this is, this is one where I don't, I'm not sure the parking is a big issue in this area, right?

Commissioner Clemmons: Well...

Chair Reali: As opposed to maybe some other parts in the in the city...

Commissioner Clemmons: I'm very familiar with Daystar, which is about a mile away, and I was the architect for Daystar, and I've been a volunteer there since it's been built. So, it's about a mile away, it's an 11,000 square foot building, and it's got about a 4,000 or 5,000 I can't remember that size pantry element. And as I recall, we've got 40 something parking spaces, but the large majority of the people who come there come by foot, come by bike, come by transit, but there are, you know, on food days, I mean, the parking lots full, but it's not overflowing, and it's not people parking in the street or people parking across the street. The parking you know, the parking lots well used, and there's a lot of turnover, but so, yeah, for exactly the reasons that were made during the initial presentation by the applicant, this type of facility be because of its location, would be very different than Joe's Creek in terms of, I think, how the customers, the clients, use the facilities....use the facility. So, yeah, I'm just reinforcing what you where you started to go from the experience that I have very close by that it's there will be people driving here, but it's not anything like you might expect in other locations.

Chair Reali: Yeah.

Jennifer Yeagley: If I can respond to the parking piece, if am I able to. So, exactly to your point, we're...we're aware of the walkability of this location, public transit accessibility, and the fact that many people may arrive on bikes, which currently happens at our downtown location. We would expect that that would be more so in this location. We are also aware of the amount of volume of individuals who we serve at times that were open, and the consideration of the plan for parking was actually in consideration of that and the surrounding neighbors and wanting to be sure that we were maximizing our capability to allow for that. That was part of the process of our community outreach, was to, you know, talk about our plan for the building. Through some of that, some questions about traffic came up, we were able to address that. So the site plan does reflect what we had prior heard about wanting to be sure there's always adequate parking for the type of operation that we run that said this is walkable on public transit and a bikeable location. And so that's also noted and...and we're aware of that as well.

Chair Reali: Yeah, I mean, I...so my mother [*inaudible*] Perkins for many, many years, and very near that, and that's near this area, and I don't want to get my geography wrong, right, but that Tangerine Plaza is near there, right, Corey, right? And that's all multiple grocers go in and struggle. And City Council has discussed that many a times. You know...that that there's not a lot of great options for food in this area. And so, you know, in my mind, I don't, and I don't want to create a problem by trying to solve a problem. But in my mind, you know, we have a good steward of the community that's offering something to the community. You know...if, if they don't feel like they need to get rid of the building, then not only are we going to save something that we have some, you know, some, some people here discussing, but also then you're going to have a tenant that pays rent, which I'm assuming for a nonprofit, would be beneficial right Now, Corey, what would happen if, what if another user comes into this in the future? Use changes? This plan is not...they have to come back, either, either comply with the code or come back, right?

Corey Malyszka: Yeah, it depends on the use. So, I mean, if the Free Clinic decided to move somewhere else and another permitted use went in there and they met the required parking, they go right in there.

Chair Reali: But...but if we approve something that's, you know, more extreme, you know, they got like, a bigger variance here than what's proposed, and another tenant comes in, we're not pushing that problem down, creating a problem down the road with another tenant, they would have to either comply or come back, correct?

Corey Malyszka: Correct...and, and if they're having further discussions, you know, and depending on what that outcome is, is it something that it could just be done, or is it a minor modification that, you know, we do public notice three different thresholds, you know, and the approval where one is drastic enough it has to come back, you know, one is minimal enough that it just goes through permitting. You know, we usually do a letter to the file for record keeping. Or is one where there's public notice. And again, it just comes down to the caveat of, you know, what's that percentage of change there? If they keep the building that was proposed to be a parking lot, you know, is that going to be less than 20%, you know, alteration. That's something that could be easily done...let's see, I'm going to open it really quick here.

Chair Reali: Well, and I don't, yeah, and I don't know if, even if it did trigger something more, if the applicant would want to delay for something that would work that way, and then also legal....I...if we are to allow a greater variance, we can't do that with the notice we did. Is that correct?

Christina Boussias: Correct. That's what I was gonna...yep. So, it would need to be re noticed if there was...a...if you were approving something greater than -

Commissioner Clemmons: I'm not sure a greater variance is needed until you really run the numbers –

Chair Reali: Until you run the numbers...

Commissioner Clemmons: Until whatever arrangements may or make...

Christina Boussias: You could...like you suggested, I mean, you could certainly if you felt like you wanted additional information from the applicant, you could certainly defer it to request that additional information, if you felt that you needed it to make your decision.

Chair Reali: I just feel like we're on the edge of a win-win here, but I don't want to, you know, for nonprofit to be in a contract, I understand. I don't know what your time constraints are, but those can be very precarious. And so what...Corey's saying, you know, there may be enough flexibility here that we can approve and...and hint with our guidance to the applicant here, and I can work with the neighbors and maybe have a win-win. But if we can't, if it's not going to meet that threshold, then...Corey's checking.

Corey Malyszka: You know how much office space you'll have, general office in the building?

Jennifer Yeagley: Office and medical...

Corey Malyszka: No, the divide...

Jennifer Yeagley: Approximately 11,500...10, 5, 11, with the remaining used pantry there is a back storage area that leads out to a loading dock that is part of that would obviously be considered part of the pantry, because it's store...it's, you know, offers some storage. So, in consideration of that, it's not just the floor space of the pantry. But...

Corey Malyszka: *[inaudible]*...how much is that? Probably just general back to house, office.

Jennifer Yeagley: Not medical?

Chair Reali: Yeah, there's different criteria.

Corey Malyszka: Because the parking is different, lowers your parking count with the general office.

Jennifer Yeagley: I would hate to speak out of turn on that without...

Corey Malyszka: Yeah, I mean, nothing's in-

Jennifer Yeagley: Being more...I mean...

Commissioner Clemmons: And can the storage be counted separately from the pantry? Use? Is that considered part of the pantry?

Corey Malyszka: Again, it depends on what the storage is for. Is that back of office?

Commissioner Clemmons: Its food...it's food storage.

Corey Malyszka: Food, it would be part of the pantry.

Jennifer Yeagley: So, what I what I would like to just...

Chair Reali: Please, we're...

Jennifer Yeagley: Again, be very clear about I really appreciate the thoughtful discussion and the commitment. The information on the opposition or just like, lack of clarity on the plan is new to me as of this morning. I am not solely at liberty to make changes to a plan that it's been in discussion with my board of directors, that we've been pursuing, and, you know, has been in progress. That said, we collaborate with the community. And so I have not yet had the chance to fully...I've alerted, you know, folks who need to know, but I've not fully had the chance to discuss the community concerns, the conversations that I had with the owners of Mair's grocery and

potential solutions with the people on my team who I would need to have those discussions with for us to consider alternative paths forward that allow for us to move forward with our plan to provide the services that we aim to provide, and also consider the feedback that we just now gotten.

Commissioner Vatelot: I have a question.

Commissioner Clemmons: So, basically, I think there's really two options before...is would you be willing to defer for 30 days so you can maybe have some more of those conversations, both with the tenants in the building and then with your board and staff, or do you want us to...based on, you know, and I mean this seriously, the good work and the good faith that St. Pete Free Clinic is...has in our community, to trust that you'll do that. And, you know...

Jennifer Yeagley: I...so, our due diligence, our due diligence period, ends inside of 30 days. So, that is a... it's a constraint for us.

Commissioner Clemmons: Yeah.

Commissioner Flynt: I would be afraid to...you had something?

Commissioner Vatelot: Yeah, I just, I wanted to get a little more information about the due diligence that you did in reaching out to the community, and the type of public forum and outreach that you did. Did you speak to the neighborhood association? Did you present kind of the plan to...I mean, how were the neighbors not notified? If I feel like that's a that's a big miss.

Jennifer Yeagley: We presented to the neighborhood association. We did talk about our acquisition of the site south of the Babcock building. The site plan was available. I am not sure if I... I said at that presentation, these buildings are going to be demolished. We did talk about the acquisition. It...in full...in full candor. That was a part of the information that was made public. In my presentations I focused on the services of the Free Clinic. I also candidly was not clear on the communications that were happening with the existing owner and the tenants, and did not want to overstep with specific communications related to agreements that were not yet the Free Clinics agreements to discuss or negotiate. So, I did try to bit carefully in reaching out specifically to the owners. That said, when I heard about the concern, I did reach out to them this morning, because I thought, well, we need to have a conversation now, because communication has not occurred adequately to make sure that there was real clarity about what the plan was, but we also held a community forum at one of our locations. There was outreach for that. We discussed the plan and have had one on one behind the scenes, conversations with community members and partners as to our perspective plan.

Commissioner Vatelot: Thank you.

[Inaudible from audience member]

Chair Real: I'm sorry, yeah, the way the procedure works, we...not right now.

Commissioner Flynt: I would hate to interfere with something during their due diligence, because what will happen here is, if this deal falls through, it could fall through forever. Obviously, the property that includes the restaurant is for sale. Somebody else could come in there, buy up everything, level everything, and not bat an eye. I think, in the case of the restaurant here, having the St. Pete Free Clinic there, which is a social-minded comp...you know, group and having a restaurant, potentially as part of the site would be a benefit to the health of the community. You know, when you look at what's around there, you're looking at convenience stores. What a convenience store sell. They essentially become the neighborhood grocery store of junk food. They don't have fresh food. It's junk, but it's fine, it serves a purpose. It doesn't meet the needs of a grocery. When you look at the website, you know, photos of Mair's, you're looking at a legitimate grocery, you know, and hot meals that could be, you know, healthy meals. I would be afraid that if we do not approve this, the deal falls through, somebody comes in, doesn't bat an eye, just kicking everybody out and redevelop so, we can always revisit this in the future, should they need additional variances once they solidify. I mean, how do you solidify a plan and layout without having control and ownership of the property? You can't really invest that kind of funds into it.

Commissioner Clemmons: Right.

Chair Reali: We can't...we can't design the site. We can't get involved in the transaction. What I don't want to do, and the reason that I'm dragging this conversation on is...on both sides, I don't want to throw the baby out with the bathwater. I don't want your contract to fall apart, because we're trying to pick apart some, you know, you and an owner who didn't communicate with their tenant, right? And that's a challenge. And I, you know, if and if this commission is willing to, you know, consider something that would potentially create a paying tenant for you and...and basically give you a bigger variance. And I don't know, you know that you'd have to come back to us with that, but you know, I don't want to get rid of the building if we can help it...

Commissioner Clemmons: Or the business.

Chair Reali: Right? That's what I mean. That's what I mean. In many cases, I mean business.

Commissioner Flynt: In many cases, when these deals happen on commercial property, there's requirements that you cannot talk to tenants.

Chair Reali: Right.

Commissioner Flynt: So, there's kind of a...you know, secrecy to it, and confidentiality that you can't reach out to people let them know what's going on. Obviously, everybody knows. You know, we have the option for variances in the future.

Chair Reali: But I agree that denial or deferral...deferral might be the same as a denial, right? Is not the better option here, but I think that's pretty clear what our...I don't know if we have a consensus, but our general thoughts are here, and there may be an opportunity for you here to do something even more than what you're trying to do. And so please consider that.

Commissioner Vatelot: I'd like to say something.

Chair Reali: Yeah, please, yeah.

Commissioner Vatelot: I'd like to just point out, I guess, the difficulty that we face here, with a lot of community opposition, the community that's directly affected by it. We're worsening the issue that the Free Clinic is trying to solve, right? We're creating, we're removing generational wealth that's been passed down in a community from those shop owners. We're also worsening a food desert and making people more reliant on the free food that is going to be offered. I think there is inherently kind of a...an irony here that that's a little hard to overlook, and I would be much more willing to consider, you know, parking variances, right...over the harm that this is going to inflict upon the immediate community, and it's going to be significant. It's going to be a significant loss. I'm quite familiar with the area, and I have, you know myself, been to Mair's, and so I'm, you know, sensitive to this. I just want to make that statement.

Chair Reali: I agree with that 100%.

Commissioner Blatt: So, you said that you're in your due diligence period right now. How long does that last 'till? Is that less than 30 days?

Chair Reali: You have less than 30 days?

Jennifer Yeagley: May 23rd...May 23rd.

Chair Reali: That's not a...yeah, it's not uncommon, right? Because during the due diligence they're taking our way through the site planning process...

Jennifer Yeagley: And it has actually been extended for us once by the owners to accommodate this process, so...

Commissioner Stowe: Well, the other thing I want to point out, too...is that I [*inaudible*] your comment, Commissioner Flynt, that anybody could come in here, and if they met all the code, there's 11 conditions that special, specific, specific conditions to this, where you're getting more, you're getting more landscaping, you're getting more fencing, etcetera, etcetera. So, I agree. I would hate to pass this up, this opportunity up, and I'm counting on the applicant to work this out as best I can. And I agree fully that I would support a parking variance in a heartbeat.

Commissioner Flynt: We will be open to a parking variance.

Commissioner Clemmons: I'm going to share you're...if you think you're ready.

Chair Reali: Last thing I'll do is just to say, because we...we've asked questions indirectly, but you don't...you do not want to defer?

Jennifer Yeagley: I do not want to defer.

Chair Reali: Okay, yeah.

Commissioner Vatelot: I have a question actually, are we only approving the special exception for use, or are we also approving the site plan?

Corey Malyszka: There's modifications allowed in the code, like I said, depending on what that is, it might just be a streamline approval, public notice, only, you know, to say they kept the building, but we'd have to analyze the numbers.

Commissioner Blatt: Can we, I mean, can we add a condition that the applicant will make good faith efforts to retain the restaurant? Is that not legal?

Chair Reali: No, it's unenforceable. And just like we can't-

Commissioner Flynt: Kind of a feel-good thing, but not enforceable,

Commissioner Clemmons: I think, like the conversation that we've had, is what we can do.

Jennifer Yeagley: I'm clear on the support of the commission, the community, and our mission as an organization. And again, I just want to note that we don't bulldoze over partners and businesses. We thought we followed the right process and right steps and also preserved the confidentiality required in parts of the process. And when I realized, soon as I realized, maybe that wasn't the case, I took immediate steps to communicate so, that said, I'm clear on where everybody stands in this, and certainly, you know, we've been a good faith partner in the community for decades and would do nothing less than continue our commitment to being a good faith community partner.

Commissioner Clemmons: I move approval of a special exception and related site plan to convert an existing commercial building into a supply pantry, which is a social service use subject to the conditions of approval.

Commissioner Blatt: Second.

Kayla Eger: Blatt?

Commissioner Blatt: Yes.

Kayla Eger: Stowe?

Commissioner Stowe: Yes.

Kayla Eger: Clemmons?

Commissioner Clemmons: Yes.

Kayla Eger: Reali?

Chair Reali: Yes.

Kayla Eger: Vatelot?

Commissioner Vatelot: Yes.

Kayla Eger: Flynt?

Commissioner Flynt: Yes.

Kayla Eger: Motion passes.

Chair Reali: Alright, thank you all. Thank you all for coming. Without you coming here, the discussion that just happened, which I am very hopeful will benefit you all, wouldn't have occurred. So, we really appreciate your attendance. And with that, we are adjourned.

Motion: Commissioner Clemmons moved approval of a Special Exception and related Site Plan to convert a portion of an existing commercial building into a supply pantry which is a social service use, subject to the special conditions of approval. **Commissioner Blatt, Second.**

Roll Call:

YES – 6 – Blatt, Stowe, Clemmons, Reali, Vatelot, Flynt.

NO – 0 – None.

CONFLICTS | 0 | None.

ABSENT | 3 | Singleton, Kiernan, Griner.

Motion approved by a unanimous vote of the Commission.

H. ADJOURNMENT at 6:21 P.M.

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

Exhibit B

Appeal

Appeal #25-32000001



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
APPEALS FORM



Appeal From: ☐ Person Officially Designated (POD) ☒ Development Review Commission ☐ Community Planning and Preservation Commission

Appeal to: ☐ Development Review Commission ☐ Community Planning and Preservation Commission ☒ City Council

Contact Information:

Name	Angel Jose Torrens
Street Address	2420 5 th St. South
City ST ZIP Code	33705
Telephone	305-414-4138
E-Mail Address	angel.torrens@gmail.com
Signature	<i>[Signature]</i> Date 15 May 2025

Date of Hearing

Date of Decision	May 7 2025
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Case No.

Case No.	25-32000001
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Case Address

Case Address	2200 + 2230 Dr MLK Jr St S
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Submittal Requirements

1. Narrative describing grounds for appeal.

The Harbordale Neighborhood Association is filing this appeal because the Special Exception will:

- negatively impact an irreplaceable local cultural staple in Harbordale (ie Mair's Grocery + Restaurant)
- negatively impact traffic in an already busy intersection
- negatively impact local businesses (see attachment for non-comprehensive list)

Information on Procedures for Hearing

- 1) Staff, appellant, applicant, and registered opponent (registered opponent ONLY allowable if timely registered and appellant is the applicant/owner) will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Session and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to the Office of City Clerk, at
175 5th Street North, St. Petersburg, FL 33701
Patricia.Beliveau@stpete.org (727) 893-7131

*Fee to Appeal Person Officially Designated: \$250.00
*Fee to Appeal to City Council: \$300.00

***Note: Appellant is also responsible for required public notice and any associated post office mailing fees.**

City of St. Petersburg, Florida

*** CUSTOMER RECEIPT ***

Oper: J4RODRIG Type: CC Drawer: 1
Date: 5/16/25 01 Receipt no: 512296

Description	Quantity	Amount
12DRC DEVELOPMENT REVIEW COMM		
	1.00	\$300.00

Trans number: 30262137
ANGEL TORRENS

Tender detail	
CA CASH	\$300.00
Total tendered	\$300.00
Total payment	\$300.00

Trans date: 5/15/25 Time: 16:09:24

*** THANK YOU FOR YOUR PAYMENT***

Exhibit C

Applicant's Response to Appeal

Appeal #25-32000001

From: [Jennifer Yeagley](#)
To: [Corey D. Malyszka](#)
Subject: Update from SPFC
Date: Monday, July 21, 2025 12:46:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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,

Below are high-level updates for your report to City Council. Let me know what else you need from me and if you want to touch base before 8/14. Thank you so much!:

- Reached out to appellant via email to attempt to schedule a time to meet and discuss/resolve concerns. Did not hear back, though a shared connection ultimately facilitated an agreed upon date and time to meet. The appellant confirmed the meeting and then did not show up and has not communicated since the confirmation.
- Met at length with Mr. Miller, the owner of Mair's, as to the goals of SPFC and possibilities for collaboration, including space inside of the former Badcock furniture building and a food truck. These were not of interest. Ultimately, discussions have focused on relocation and SPFC's support to that effect.
- Introduced Mr. Miller to SPFC's broker who became his representative in the negotiation of the purchase of the lot and building adjacent to where Mair's is now. These negotiations have been ongoing and a purchase sales agreement (PSA) is pending.
- Pending the resolution of the special exception process and the finalization of Mr. Miller's PSA, SPFC and Mr. Miller will be able to further discuss logistics of relocation, including timeline, and SPFC's support for that process.
- Also pending the resolution of the special exception process, SPFC will host additional community input meetings to further gather feedback on collaboration opportunities, operating hours, and other specifics for services and operations at the new site.
- Beyond the understood concern about Mair's Grocery, SPFC is not clear on the appellant's concern related to traffic and impact on other area businesses as there has not been an opportunity to discuss, despite SPFC's attempts to do so.
- In the City's original report to the DRC, traffic was addressed, and it was noted that there was sufficient capacity to absorb expected activities (as previously articulated, SPFC will not be offering drive-thru services at this location).
- As to any negative on other area businesses - it is not clear what the concerns are. Through SPFC's FRESH Pace program, it currently collaborates with Rajax across the street and will continue to do so; partnership with Dedicated Senior Medical Center would be natural in that SPFC does not serve seniors through its Health Center;

partnership with I Care St. Pete, a nearby nonprofit, is already pending; SPFC already partners with WestCare, a nearby organization, and with most food pantries and other nonprofits in the immediate area.

##



Jennifer Yeagley (she, her)
Chief Executive Officer

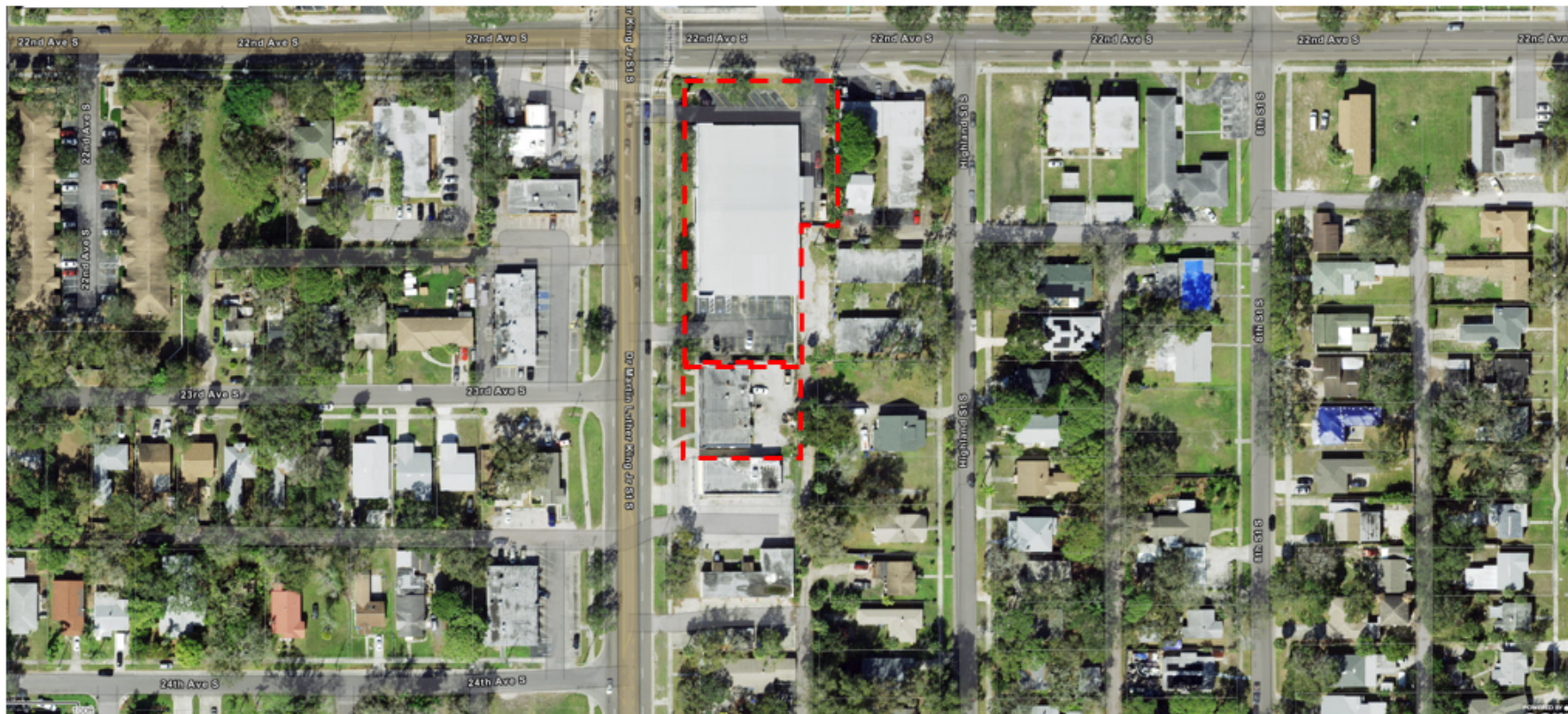
t: [t: \(727\) 821-1200](tel:(727)821-1200) Ext 113

863 3rd Avenue North, St. Petersburg, Florida 33701

**Appeal of the Approval of a
Special Exception,
Case 25-320000001
2200 and 2230 Dr.
ML King Jr. St S**

August 14, 2025

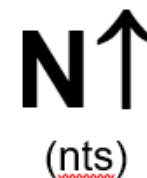


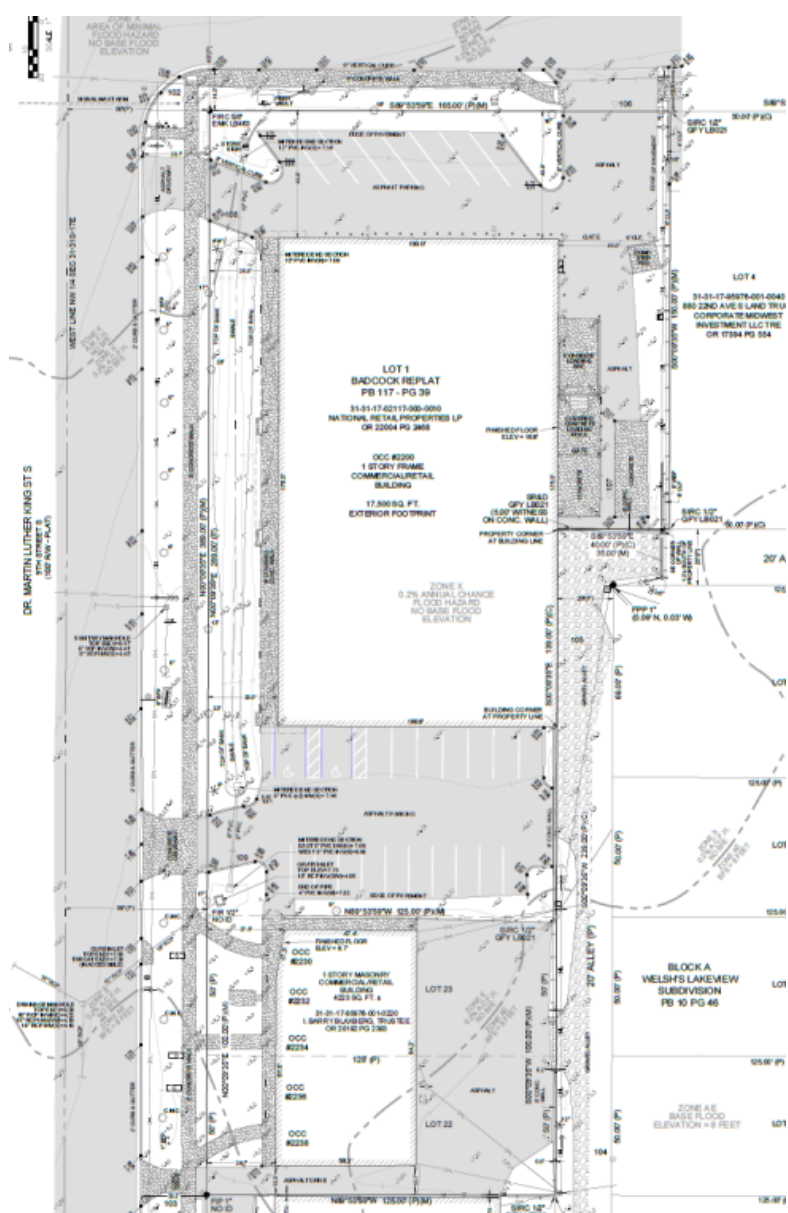


PROJECT LOCATION MAP

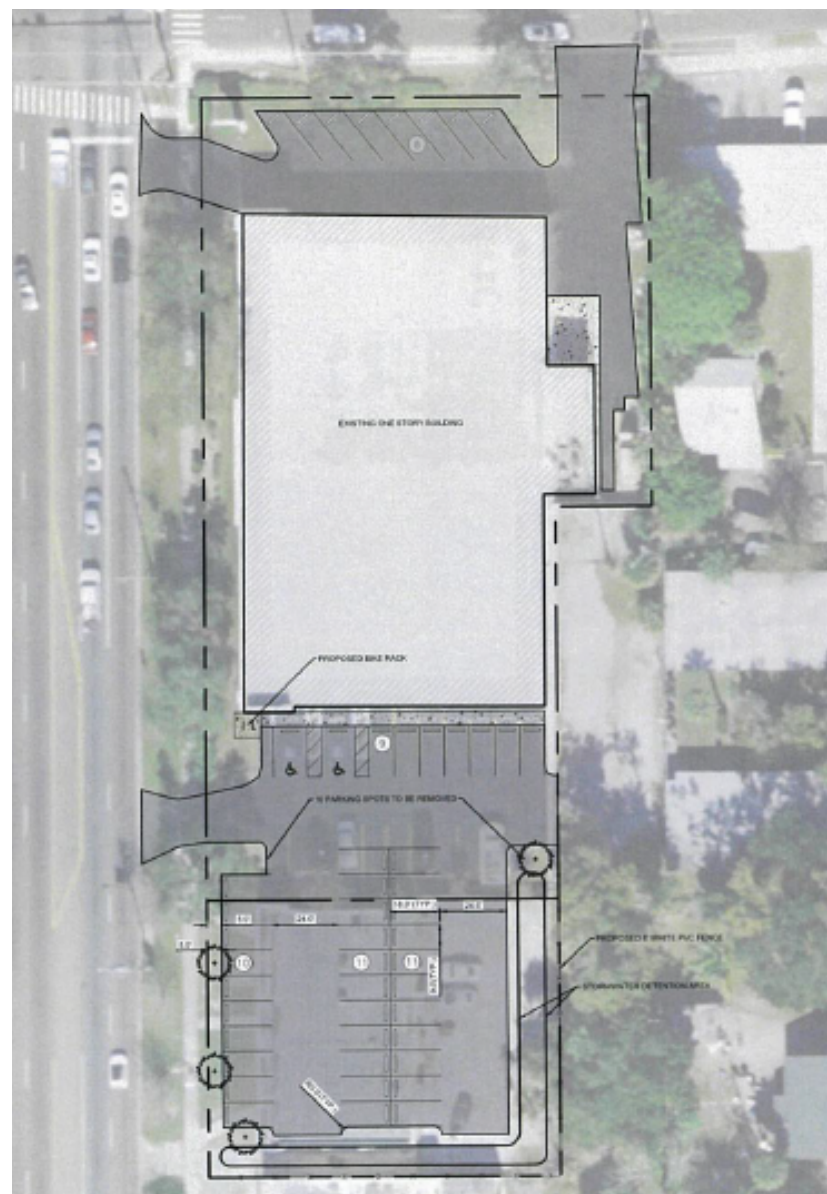
Case No.: 25-32000001
Address: 2200 & 2230 Dr. MLK Jr. St. S.

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





Existing Site Plan





SE Corner of ML King and 22nd Ave S



East side ML King (retail building)



East side ML King (parking)



East side ML King (grocery & take-out building) 7

Planning and Development Services Staff recommend that the City Council **APPROVE Resolution A** which would **deny** the appeal thereby **upholding** the decision of the DRC and **approving** the Special Exception and related site plan.

Recommendation

THANK YOU



Planning & Development Services Department
Development Review Services Division

1 4th Street North

727-893-7471

www.stpete.org/ldr