COUNCIL MEETING

CITY OF ST. PETERSBURG

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

March 26, 2026
1:30 PM

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

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

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

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.

2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.

3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.

4. Please do not pass notes to Council during the meeting.

5. Please be courteous to other members of the audience by keeping side conversations to a minimum.

6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.

7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/ hard of hearing.

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

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

- +1 669 900 6833 and entering webinar ID: 933 7070 9003#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: https://zoom.us/s/93370709003

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. Distinguished Citizen Award - Janie L. Johnson, MS, RN
2. CFY Scholarship Recipients
3. Women Sanitation Drivers
4. Proclamation ~ Women's History Month
5. Proclamation ~ Do Good Day
6. Proclamation ~ Transgender Day of Visibility

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

Setting April 2, 2026 as the public hearing date for the following proposed Ordinance(s):

1. Ordinance 632-H, an Ordinance amending Section 2-209(a) of the City Code to clarify provisions related to the Cone of Silence; and providing an effective date.
2. Ordinance 1178-V approving the vacation of a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision, generally located at 1013 Dr. M.L. King, Jr. Street South; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 25-33000019)

F. Reports

1. Excelsior University BSN Prelicensure Program

2. A resolution approving the second amendment to the Agreement between the City of St. Petersburg, Florida and BMS CAT, LLC (BMS CAT) dated October 31, 2024, as amended, to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and to increase the contract price in an amount not to exceed $25,653.91; providing that the total contract amount shall not exceed $5,679,501.91; authorizing the Mayor or his designee to execute the second amendment; and providing an effective date.

3. Transportation Disadvantaged Program Agreement - Amendment

   (a) A resolution approving the first amendment to the Transportation Disadvantaged Program Agreement (First Amendment) between the City of St. Petersburg and the Pinellas Suncoast Transit Authority to increase the maximum annual subsidy from $175,000 to $250,000; approving a supplemental appropriation in the amount of $75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the City Attorney's Office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment and all other necessary documents; and providing an effective date.

G. New Business

1. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a review of the draft findings and recommendations for the Connecting South St. Petersburg CRA Mobility Study. (Vice-Chair Floyd - Staff Request)

2. Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion on creating a vessel exclusion zone within the lagoon at Coquina Key Park. (Council Member Driscoll)

3. Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on the designation of the City of St. Petersburg as a bird sanctuary in accordance with Florida Administrative Code Rule 68A-19.002. (Council Member Driscoll)

H. Council Committee Reports

1. March 12, 2026 Budget, Finance, and Taxation Committee - Action Item

   (a) A resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2026, at a total estimated cost of $9,209,194, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

2. February 26, 2026 Economic and Workforce Development Committee - Action Item

   (a) Respectfully requesting City Council approval of a request for Administration to support the Economic Development Agency (EDA) and the Pinellas County Employment Sites grants proposals, with the St. Petersburg Innovation District and the

St. Petersburg Downtown Partnership providing technical assistance and support to the City's team for the grant applications.

3. March 12, 2026 Committee of the Whole - Action Item

(a) A resolution of the St. Petersburg City Council appointing Mark Viggiano and David Harbeitner to the Community Benefit Advisory Council ("CBAC") Standing Committee for respective terms of three (3) years beginning on April 15, 2026; and providing an effective date.

I. Legal

1. A resolution approving the settlement of the lawsuit of Leighton Williams v. City of St. Petersburg, United States District Court, Case No. 8:24-CV-01230-NHA and providing an effective date.

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

Public Hearings

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

1. Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1679

2. Confirming Preliminary Assessment for Building Securing Number SEC 1295

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.***

3. Ordinance 799-Z, an ordinance amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 3.84-acre parcel, located at 7701 22nd Avenue North, from Neighborhood Suburban 1 (NS-1) to Institutional Center/Institutional (IC/I); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date. (Quasi-judicial)

4. APPEAL of the Development Review Commission (DRC) approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and a 485-space parking garage with floor area ratio bonuses and a building height bonus; 434 4th Street North, 432, 442, 450 and 466 5th Avenue North. (Quasi-judicial)

K. Open Forum

L. Adjournment

Consent Agenda A
March 26, 2026

NOTE: The Consent Agenda contains matters considered routine and likely to be approved by a single motion. Consent Agenda A contains items costing $500,000 or more, while Consent Agenda B contains items costing less than $500,000. A Council Member may request that specific items be removed ("pulled") from the Consent Agenda for separate discussion and action.

(Procurement)

1. Accepting Statements of Qualifications from Cathcart Construction Company Florida, LLC, Kamminga & Roodvoets, Inc, Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc, and Rowland DE LLC for Stormwater and Drainage Improvement services for the Engineering and Capital Improvements Department, for a three-year contract amount of $10,000,000.

2. Accepting Statements of Qualifications from Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC for Flatwork Construction services for the Engineering and Capital Improvements Department, for a three-year contract amount of $9,000,000.

(City Development)

(Community Enrichment)

(Public Works)

3. A resolution approving a supplemental appropriation in the amount of $1,500,000 from the unappropriated balance of the Water Equipment Replacement Fund (4007), to the Fleet Management Department, Fleet Mechanical Costs Division (800-2527), to provide funding for a Vactor Truck and other replacement vehicles; and providing an effective date.

4. A Resolution approving the First Amendment to the Construction Agreement with TLC Diversified, Inc. dated April 20, 2023 to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical revisions and increase the contract amount in the amount of $1,138,782 for this additional work related to the Lift Station No. 63 Master Improvement Project; providing that the total Contract amount shall not exceed $7,629,782; authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date. (ECID Project No. 18092-111; Oracle No. 15809)

5. A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated October 5, 2023, as amended, between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") for A/E to provide design phase services related to the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project in an amount not to exceed $927,769.50; providing that the total contract

amount shall not exceed $1,186,219.50; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

6. A Resolution approving Amendment No. 1 to the Joint Project Agreement ("JPA") between Pinellas County, Florida ("Pinellas County") and the City of St. Petersburg, Florida ("City") dated July 16, 2024 to provide additional funding required due to a variance between the original cost estimate and the construction bid for previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to Pinellas County's construction of drainage improvements on 71st Street North from 38th Avenue N. to 54th Avenue N. in an amount not to exceed $388,819.10; providing that the City's total contribution under the JPA shall not exceed $932,361.10; authorizing the Mayor or his designee to execute the Amendment; and providing an effective date. (ECID Project No. 24149-130; Oracle No. 20255)

(Appointments)

(Miscellaneous)

CONSENT AGENDA

COUNCIL MEETING CITY OF ST. PETERSBURG

Consent Agenda B
March 26, 2026

NOTE: The Consent Agenda contains matters considered routine and likely to be approved by a single motion. Consent Agenda A contains items costing $500,000 or more, while Consent Agenda B contains items costing less than $500,000. A Council Member may request that specific items be removed ("pulled") from the Consent Agenda for separate discussion and action.

(Procurement)

1. Approving a change order to Standard Purchase Order 277292 with MAC1 Consulting Services, LLC for additional consulting services, for the Department of Technology Services, in the amount of $54,600.

2. Approving an agreement with Environmental Systems Research Institute Incorporated (ESRI), a sole source procurement, for Geographic Information System (GIS) software and support, for the Police Department, in the amount of $435,000.

3. Approving the renewal of a blanket purchase agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities Departments, in the amount of $108,000.

4. Accepting Statements of Qualifications from AECOM Technical Services, Inc., DRMP, Inc., H.W. Lochner, Inc., KCI Technologies, Inc., and Kisinger Campo & Associates, Corp for construction engineering and inspection services, for the Engineering and Capital Improvements Department.

5. Approving an increase to the payment to Oracle America, Inc. for the addition of IaaS/PaaS Universal Credits, for the Department of Technology, in the amount of $69,450.

6. Approving the renewal of maintenance and support services with PC Solutions & Integration Inc., to be performed by the manufacturer, Extreme Networks, Inc., for the Department of Technology Services, in the amount of $162,939.

(City Development)

7. A resolution approving a supplemental appropriation in the amount of $65,000 from the unappropriated balance of the Airport Operating Fund (4031) to the Enterprise Facilities Department, Airport Administration Division (282-1877), FY25 Storm #1 EFD (Milton) Enterprise Project (20770) to provide funding for the purchase of two runway closure markers; and providing an effective date.

8. A resolution approving funding for five (5) arts and cultural agencies for a total combined amount not to exceed $25,000 for the period of March 26, 2026, through September 30, 2026, on the recommendation of the Arts Advisory Committee; authorizing the Mayor or

his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

9. A resolution authorizing the Mayor, or his designee, to execute a License Agreement with Lutheran Services Florida, Inc., a Florida not-for-profit corporation, for the use of the Jordan School site located at 2390 9th Avenue South, St. Petersburg, Florida, for a period of thirty-six (36) months, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.

10. A resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with Roy McClure, for the use of certain land located within Albert Whitted Airport, for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date. (**Requires affirmative vote of at least six (6) members of City Council.**)

11. A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for a period of thirty-six (36) months to utilize a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida, to engage in remote-controlled model boat racing activities on the Lake, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing the execution of all documents necessary to effectuate same; and providing an effective date.

(Community Enrichment)

12. A resolution approving the first amendment to the agreement ("Grant Agreement") between the City of St. Petersburg ("City") and St. Petersburg Free Clinic, Inc. ("Agency") to extend the term for one-year through March 31, 2027 and to provide additional funding in an amount not to exceed $245,000 to support the Healthy Neighborhood Store Program for the extended term; authorizing the Mayor or his designee to execute the first amendment; authorizing the City Attorney's Office to make non-substantive changes to the first amendment; and providing an effective date.

(Public Works)

13. A resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) Loan Program for Point Source Water Pollution Control for the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project and the LS 85 Wet Weather EQ and Hardened Staff Headquarters Project; identifying pledged revenues for repayment of the loans; authorizing the Mayor or his designee to execute loan agreements for the above referenced projects, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreements and for assuring compliance with the SRF requirements; and providing an effective date.

14. A resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund

(SRF) Loan Program for Drinking Water Facilities for the Oberly Vertical Turbine Project; identifying pledged revenues for repayment of the loan; authorizing the Mayor or his designee to execute the loan agreement, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreement and for assuring compliance with the SRF requirements; and providing an effective date.

15. A resolution approving a rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787); approving a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031); approving a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268); and providing an effective date.

16. A Resolution authorizing the Mayor or his designee to execute Task Order No. 25-02-BC/W(A) to the architect/engineering agreement dated November 13, 2025 between the City of St. Petersburg, Florida and Brown and Caldwell (Corporation) ("A/E") for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035 (ECID Project No. 26150-130; Oracle Nos. 21460 and 21461); and providing an effective date.

(Appointments)

17. A resolution confirming the reappointment of Roger Key, Amy Keith, and Nikki Barfield as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028; confirming the appointment of Emily Knight, Janeen Martin, and Dr. Neil Bajwa as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028; and providing an effective date.

(Miscellaneous)

18. Approving an amendment to the sub-recipient agreement dated June 6, 2024 between the City of St. Petersburg, Florida ("City") and Ready for Life, Inc. ("Sub-recipient") for Sub-recipient to administer a monthly cash disbursement pilot program for former foster youth not engaged in after care services (the "Youth Opportunity Grants Program") to extend the term of the Sub-recipient Agreement through December 31, 2026; authorizing the Mayor or his designee to execute the amendment; and providing an effective date.

19. A resolution approving the change in start time of the June 4, 2026 City Council Meeting from 9:00 AM to 1:30 PM; and providing an effective date.

20. Housing, Land Use, and Transportation Committee Meeting Minutes (February 12, 2026)

21. Public Services and Infrastructure Committee Meeting Minutes (February 12, 2026)

22. Budget, Finance, and Taxation Committee Meeting Minutes (February 26, 2026)

23. Committee of the Whole Meeting Minutes (February 26, 2026)

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MEETING AGENDA

CITY OF ST. PETERSBURG

Note: A listing of upcoming City Council and City Council Committee meetings..

City Council Meeting

Thursday, April 2, 2026, 9:00 a.m., City Council Chamber

CITY OF ST. PETERSBURG

Board and Commission Vacancies

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. **Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of Public Comment. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.** Each party and speaker wishing to present handouts, photographs, presentation slides or any other materials (collectively, "Materials") during a quasi-judicial proceeding must submit such Materials to the City Clerk no later than 24 hours in advance of the applicable public hearing. **Materials submitted after the deadline will not be accepted and may not be used.**

2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.

3. Reading of the Title of the Ordinance(s), if applicable.

4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:

a. Presentation by City Administration.
b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.
c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person's representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).

d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.

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

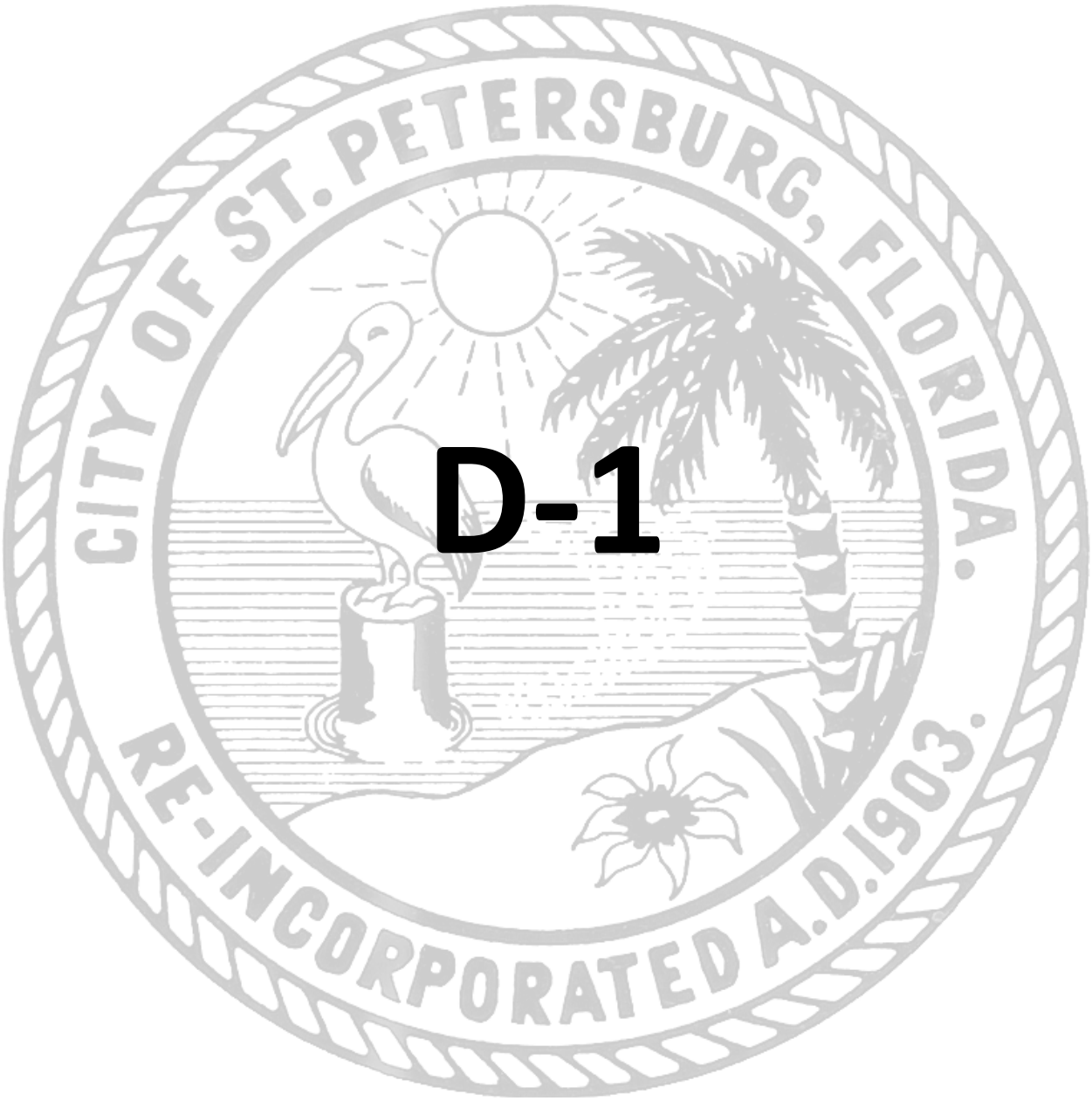
6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party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

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

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

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

The following page(s) contain the backup material for Agenda Item: Distinguished Citizen Award - Janie L. Johnson, MS, RN
Please scroll down to view the backup material.



D-1

CITY COUNCIL AGENDA
PRESENTATION ITEM

DATE: February 12, 2026

TO: The Honorable Members of City Council

SUBJECT: Distinguished Citizen Award
Janie L. Johnson, MS, RN

PRESENTER: Council Member Corey Givens, Jr.

SCHEDULE FOR COUNCIL ON: March 26, 2026

Corey Givens, Jr.
Council Member, District 7

The following page(s) contain the backup material for Agenda Item: CFY Scholarship Recipients
Please scroll down to view the backup material.



D-2

CITY COUNCIL AGENDA
PRESENTATION ITEM

DATE: February 23, 2026

TO: The Honorable Members of City Council

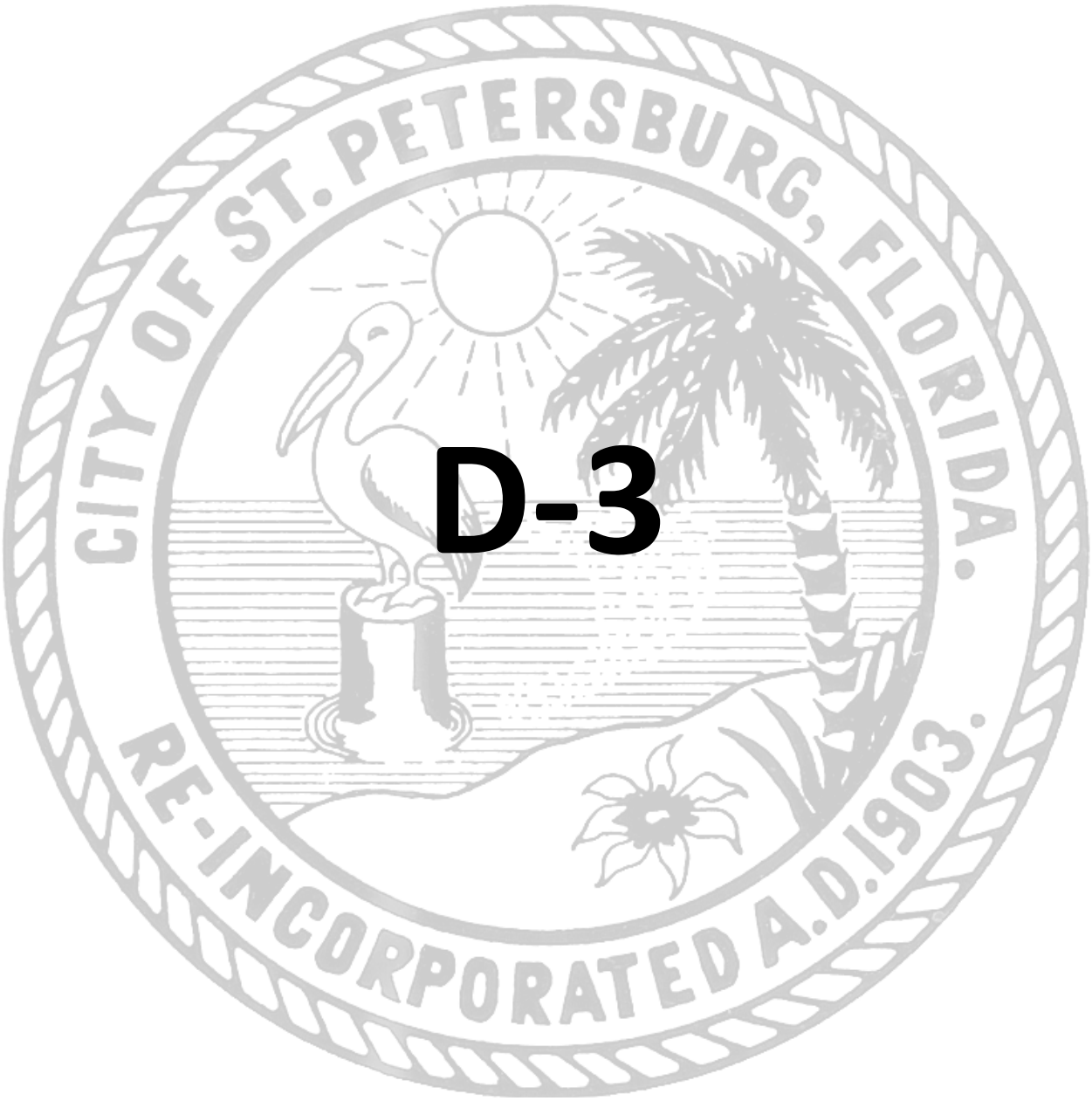
SUBJECT: CFY Scholarship Recipients

PRESENTER: Kevin Dunbar, CFY Executive Director

SCHEDULE FOR COUNCIL ON: March 26, 2026

Lisset Hanewicz
Council Chair, District 4

The following page(s) contain the backup material for Agenda Item: Women Sanitation Drivers
Please scroll down to view the backup material.



D-3

CITY COUNCIL AGENDA
PRESENTATION ITEM

DATE: March 5, 2026

TO: The Honorable Members of City Council

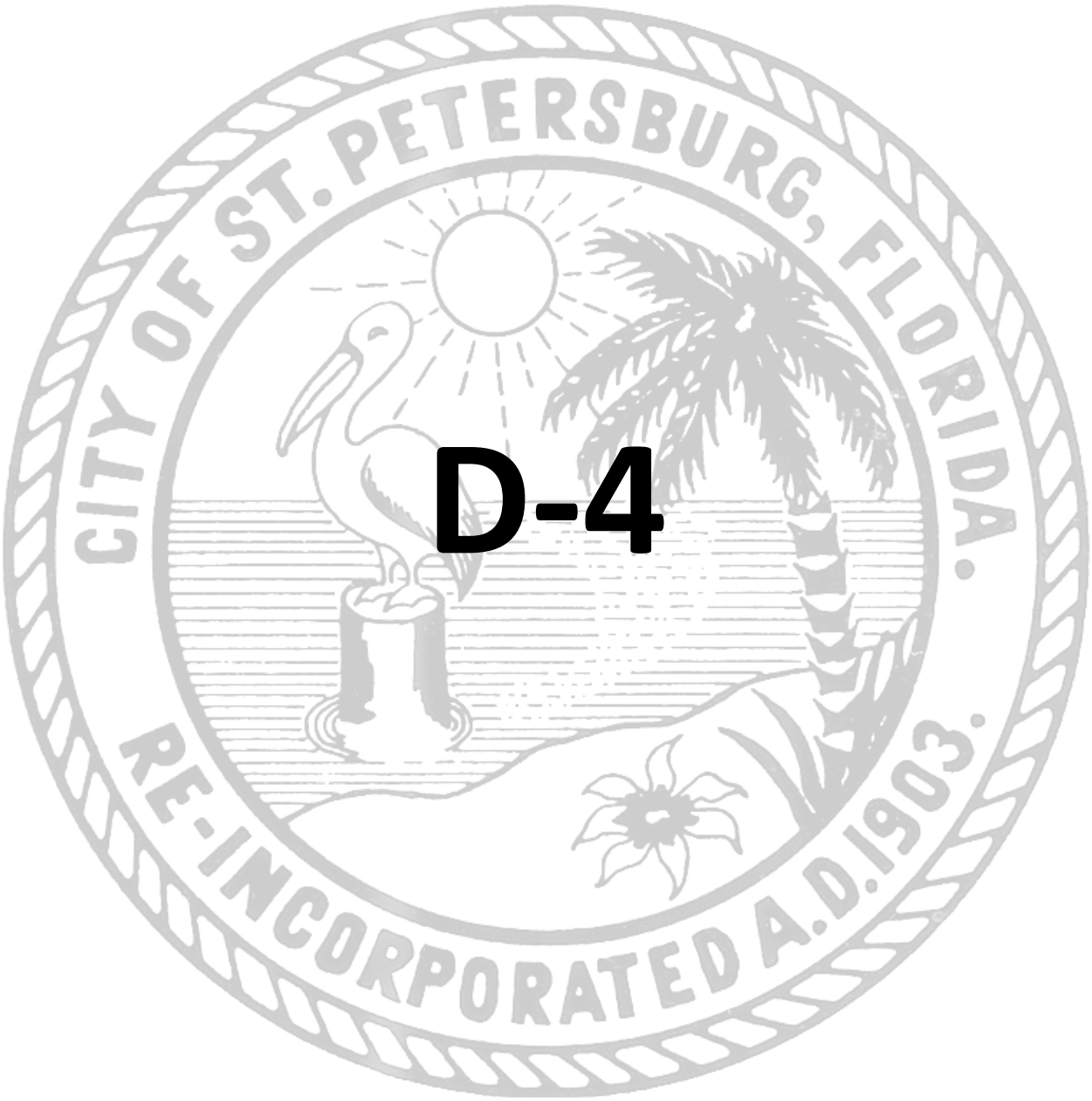
SUBJECT: Women Sanitation Drivers

PRESENTER: Council Member Deborah Figgs-Sanders

SCHEDULE FOR COUNCIL ON: March 26, 2026

Deborah Figgs-Sanders
Council Member, District 5

The following page(s) contain the backup material for Agenda Item: Proclamation ~ Women's History Month
Please scroll down to view the backup material.



D-4

CITY COUNCIL AGENDA
Presentation Item

DATE: March 17, 2026

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Women's History Month

PRESENTER: City Councilmember Deborah Figgs - Sanders

SCHEDULE FOR COUNCIL ON: March 26, 2026

Mayor Kenneth T. Welch

Proclamation

CITY OF ST. PETERSBURG

WHEREAS, March is annually observed as Women's History month and has been designated to identify the historical and significant contributions of women; and

WHEREAS, Women have made countless tangible and intangible contributions to our city, state, nation, and the world; and

WHEREAS, The National Women's History Alliance selects a theme each year to highlight to contributions of women everywhere. The 2026 theme is *"Leading the Change: Women Shaping a Sustainable Future."* The theme extends beyond environmental sustainability to matters of finance, resilience, succession, and equity; and

WHEREAS, We celebrate women everywhere and especially in St. Petersburg and reaffirm our commitment to advancing the cause of equality and opportunity for women and girls.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim March 2026 as

Women's History Month

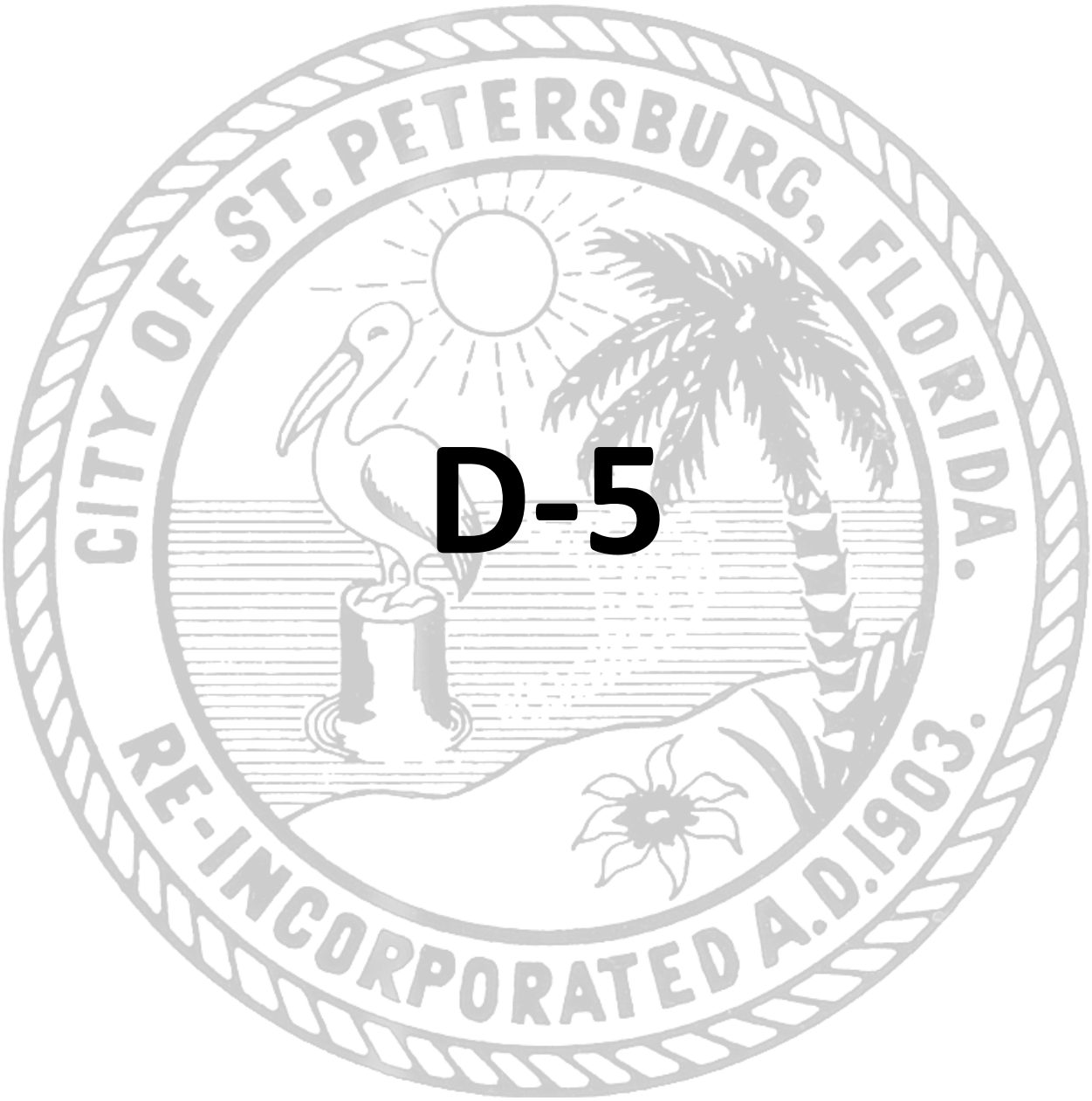
in St. Petersburg and I urge residents to join with me in celebrating Women's history, their legacy, and their profound contributions to our society.

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 26th day of March 2026.

Kenneth T. Welch

Kenneth T. Welch
Mayor

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



D-5

CITY COUNCIL AGENDA
Presentation Item

DATE: March 17, 2026

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Do Good Day

PRESENTER: Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: March 26, 2026

Mayor Kenneth T. Welch

Proclamation

CITY OF ST. PETERSBURG

WHEREAS, St. Petersburg is a community built on service, generosity, and the belief that every resident has the power to strengthen our shared future; and

WHEREAS, Acts of kindness, volunteerism, and civic engagement have long played a vital role in elevating the wellbeing of our neighborhoods, supporting local nonprofits, and fostering a culture of connection across our city; and

WHEREAS, Do Good Day was created in St. Petersburg by the Do Good and Shine Brightly Foundation, Inc. to bring together nonprofits, local businesses, families, and volunteers for a citywide celebration of service, amplifying opportunities for residents to engage in meaningful acts of kindness that support community needs; and

WHEREAS, This annual gathering highlights the essential work of local nonprofits, showcases opportunities for volunteer engagement, and encourages every resident to take small actions that collectively create a lasting and positive impact.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim Saturday, March 28, 2026, as

DO GOOD DAY

in St. Petersburg, and I encourage all residents, organizations, and businesses to participate in activities that promote kindness, volunteerism, and community support.

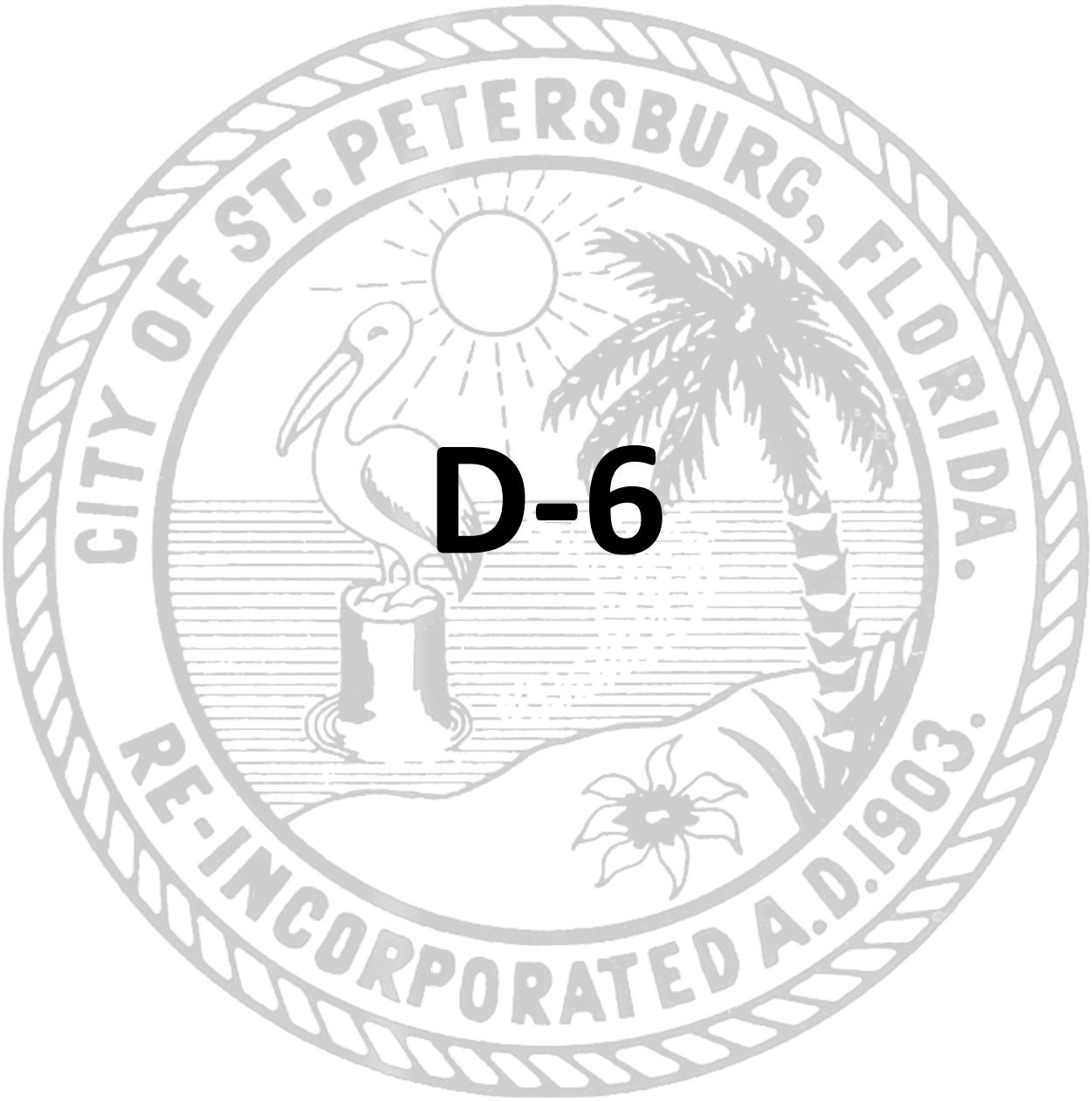
IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 26th day of March 2026.

Kenneth T. Welch

_____

Kenneth T. Welch
Mayor

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



D-6

CITY COUNCIL AGENDA
Presentation Item

DATE: March 17, 2026

TO: The Honorable Members of City Council

SUBJECT: Proclamation ~ Transgender Day of Visibility

PRESENTER: Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: March 26, 2026

Mayor Kenneth T. Welch

Proclamation

CITY OF ST. PETERSBURG

WHEREAS, Transgender Day of Visibility is observed each year on March 31st as a day to celebrate the strength, courage, and achievements of transgender and gender diverse people; and

WHEREAS, Transgender residents are valued members of our city contributing every day as neighbors, family members, employees, artists, students, business owners, volunteers, and civic leaders; and

WHEREAS, The visibility of transgender people in our communities helps foster understanding, compassion, and connection, reminding us that diversity enriches our city and strengthens the fabric of our shared civic life; and

WHEREAS, The City of St. Petersburg recognizes a welcoming and inclusive community benefits everyone, and honoring the dignity and humanity of all people reflects our highest civic values; and

WHEREAS, By uplifting the stories, contributions, and voices of transgender people, we help build a city where all individuals—regardless of gender identity or expression—know they belong and are respected.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim Tuesday, March 31, 2026, as

TRANSGENDER DAY OF VISIBLITY

in St. Petersburg, and I encourage all citizens to treat each other with dignity and respect, without exception.

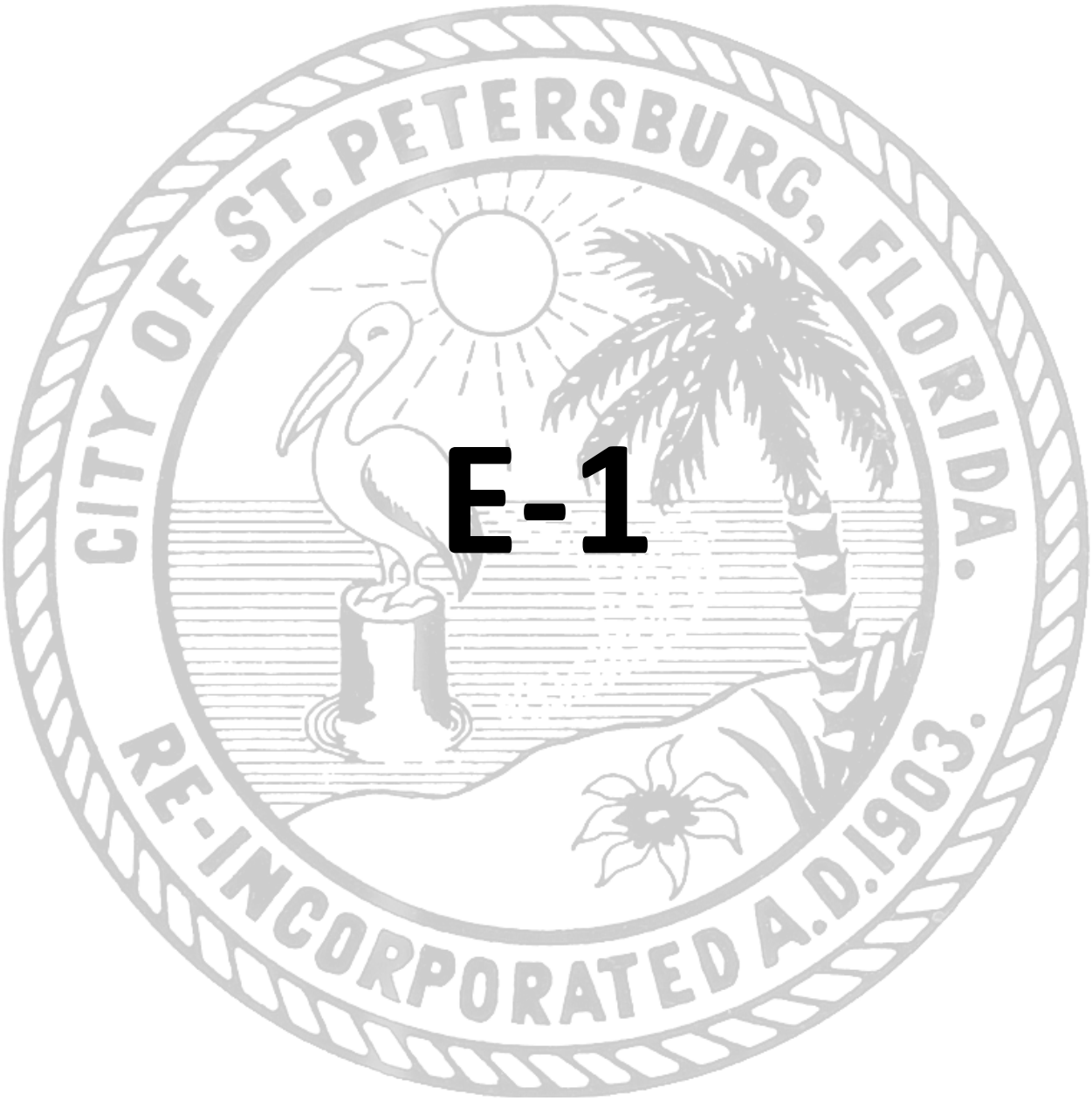
IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 26th day of March 2026.

Kenneth T. Welch

_____

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: Ordinance 632-H, an Ordinance amending Section 2-209(a) of the City Code to clarify provisions related to the Cone of Silence; and providing an effective date.
Please scroll down to view the backup material.



E-1

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MEMORANDUM

To: The Honorable Chair and Members of City Council

Thru: Tom Greene, Assistant City Administrator

From: Stephanie Scarbrough, Director, Procurement and Supply Management

Date: March 26, 2026

Subject: Amending the Procurement Code Section 2-209(a)

Per direction of City Council, the attached draft ordinance amends section 2-209 of the City Code to clarify provisions related to the cone of silence.

The attached draft ordinance amends the following:

- Section 2-209(a): For purposes of this section, the date of "final award" is the date the contract with the selected offeror is fully executed.

Administration recommends approval of the ordinance upon first reading and public hearing.

Attachments

City of St. Petersburg
Procurement and Supply Mgmt.
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: 727-893-7220

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2-209(A) OF THE CITY CODE TO CLARIFY PROVISIONS RELATED TO THE CONE OF SILENCE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. Section 2-209(a) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 2-209. Cone of Silence.

(a) Unless otherwise provided in the solicitation documents, beginning upon the date on which a competitive solicitation is first advertised and continuing until the later of the date of (1) the final award of the competitive solicitation, (2) the date of rejection of all bids or responses to the competitive solicitation, or (3) the date of final disposition of any protest of the competitive solicitation, offerors and their employees, agents, contractors, and representatives are prohibited from communicating (whether oral, written, or electronic) with any member of City Council, the Mayor, any member of the selection committee, or City project consultants related to the competitive solicitation. <u>For purposes of this section, the date of "final award" is the date the contract with the selected offeror is fully executed.</u>

SECTION TWO. This is an Ordinance relating to procurement; therefore, pursuant to section 166.041(4)(c), Florida Statutes, a business impact estimate was not required and was not prepared for this Ordinance.

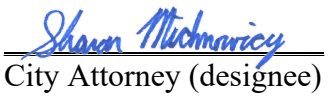
SECTION THREE. The provisions of this Ordinance are intended to be severable, and a determination that any portion of this ordinance is invalid should not affect the validity of the remaining portions of this ordinance.

SECTION FOUR. 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 FIVE. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it will 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 will not become effective unless and until the City Council

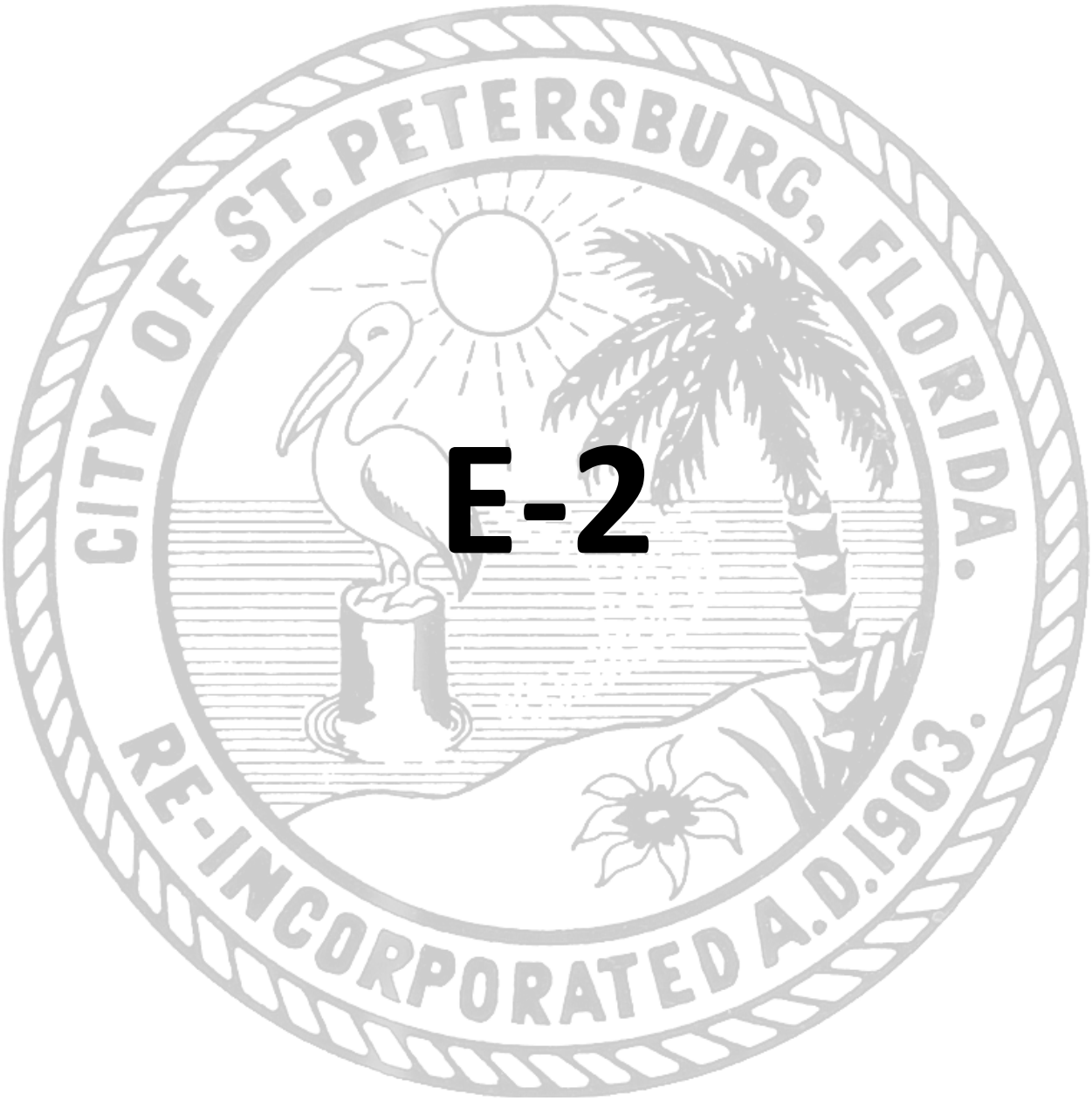
overrides the veto in accordance with the City Charter, in which case it will become effective immediately upon a successful vote to override the veto.

Approved as to form and content:



City Attorney (designee)
00871474.docx

The following page(s) contain the backup material for Agenda Item: Ordinance 1178-V approving the vacation of a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision, generally located at 1013 Dr. M.L. King, Jr. Street South; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 25-33000019)
Please scroll down to view the backup material.



E-2

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ST. PETERSBURG CITY COUNCIL

Meeting of March 26, 2026

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

SUBJECT: Ordinance 1178-V approving the vacation of a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision, generally located at 1013 Dr. M.L. King, Jr. Street South; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 25-33000019)

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

RECOMMENDED CITY COUNCIL ACTION:
1) Conduct the first reading of the attached proposed ordinance; and
2) Set the second reading and public hearing for April 2, 2026.

The Request: The request is to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision, generally located at 1013 Dr. M.L. King, Jr. Street South (see attached Location Map).

Discussion: The purpose of the vacation is to improve neighborhood safety by incorporating the alley into the abutting private property and allowing for future operation of the property as a community food garden (see attached DRC Staff Report).

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

Agency Review: The application was routed to the standard list of City Departments and private utility providers. There are no City-owned facilities in the right-of-way, and there are no objections to the vacation by City Departments. Duke Energy and Charter/Spectrum have reported facilities in the right-of-way, therefore the provision of easements for them is a recommended condition of approval.

DRC Action/Public Comments: On February 4, 2026, the DRC held a public hearing on the case. No objectors appeared. Steven Morrison, President of the Campbell Park Neighborhood Association, testified in support of the application. The DRC unanimously voted 5-0 to recommend approval of the proposed vacation (see attached excerpt from the Draft DRC Meeting Minutes).

City Staff received no other objections from the public. The Applicant has received letters of support from the Campbell Park Neighborhood Association and the Dr. MLK (9th Street) Business Association, and the surrounding Historic Roser Park and 13th Street Heights Neighborhood Associations, which are included in the Staff Report.

RECOMMENDATION:

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

1. A replat of the alley and abutting properties located in the CCT-1 Zoning District is required.
2. The Applicant shall comply with the Water Resources Review Memo dated December 16, 2025 and the Engineering Review Memo dated December 29, 2025.
3. The Applicant shall provide easements to Duke Energy and Charter/Spectrum to cover their facilities in the alley.
4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Ordinance including Exhibit “A,” Location Map, DRC Staff Report including Department Review Memos, Draft DRC Meeting Minutes

ORDINANCE NO. 1178-V

AN ORDINANCE APPROVING THE VACATION OF A DEAD-END, 20-FOOT ALLEY ABUTTING LOTS 3, 4 AND 5 IN THE ALMA HEIGHTS REVISED SUBDIVISION, GENERALLY LOCATED AT 1013 DR. M.L. KING, JR. STREET SOUTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration. The Development Review Commission recommended approval of the application on February 4, 2026. (City File No. DRC 25-33000019):

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

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

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

1. A replat of the alley and abutting properties located in the CCT-1 Zoning District is required.
2. The Applicant shall comply with the Water Resources Review Memo dated December 16, 2025 and the Engineering Review Memo dated December 29, 2025.
3. The Applicant shall provide easements to Duke Energy and Charter/Spectrum to cover their facilities in the alley.
4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. Compliance with §166.041(4), Florida Statutes. Pursuant to City Council resolution 2023 507, a business impact estimate was prepared for this

ordinance and posted on the City's website no later than the date the notice of the proposed ordinance was published.

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

LEGAL

PLANNING DEPARTMENT

EXHIBIT "A"

COPYRIGHT 2025
LAWRENCE E. POWERS

TYPE OF SURVEY: NOT A SURVEY

PREPARED FOR:
LOOKING GLASS INITIATIVE LLC
PROJECT #: 1013DMLK

DATE DRAWN: 12.4.2025
DATE SIGNED: 12.8.2025
REVISED:

SKETCH OF LEGAL DESCRIPTION

ST. PETERSBURG, FL

CERTIFIED TO:
A)
B)
C)
D)

GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION

ORIGIN: CREATED BY SURVEYOR:

A 20.00' ALLEY AS PER MAP OR PLAT OF ALMA HEIGHTS RECORDED IN PLAT BOOK 3 AT PAGE(S) 72 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 3 OF SAID ALMA HEIGHTS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 AND LOT 4 OF SAID ALMA HEIGHTS 100.00' MORE OR LESS TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 1 OF GLENWOOD HEIGHTS AS PER MAP OR PLAT OF RECORD AS RECORDED IN PLAT BOOK 3 PAGE 80 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART 20.00'; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 5 OF SAID ALMA HEIGHTS 100.00' MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE EASTERLY 20.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2000 SQUARE FEET MORE OR LESS.

LEGEND:

(FM)	FIELD MEASURES
(D)	DEED
(P)	PLAT
(R/W)	RIGHT-OF-WAY
(NR)	NON RADIAL LINE
(IP)	IRON PIPE
(I/R)	IRON ROD
(CM)	CONCRETE MONUMENT
-E-	ELECTRIC LINE
(4.53)	DENOTES ELEVATION
-T-	TELEPHONE LINE
-X-	FENCE
(FH)	FIRE HYDRANT
ENC	ENCROACHMENT
(WV)	WATER VAVLE
(WM)	WATER METER
(CLF)	CHAIN LINK FENCE
"	SECONDS SYMBOL
(WPP)	WOOD POWER POLE
(CPP)	CONCRETE POWER POLE
FP&L	FLORIDA POWER & LIGHT
ESM'T	EASEMENT
'	MINUTE SYMBOL
°	DEGREES SYMBOL
W	WEST
⟵	GUY ANCHOR

SINCE 5 9

LAWRENCE E. POWERS

P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

4996 MIRAMAR DR ST PETERSBURG FL 33708
(BY APPOINTMENT ONLY)

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E Powers License Number 5505 Professional Surveyor and Mapper STATE OF FLORIDA

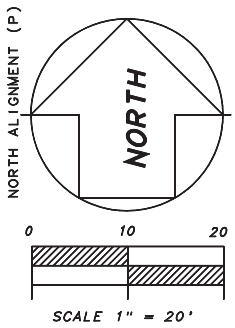
NOT VALID WITHOUT EMBOSSED OR ELECTRONIC SEAL

LAWRENCE E. POWERS LS # 5505

LAWRENCE EUGENE POWERS Digitally signed by LAWRENCE EUGENE POWERS
Date: 2025.12.08 12:14:37 -05'00'

SKETCH OF LEGAL DESCRIPTION

ST. PETERSBURG, FL



PROSPECT AVE (P)
CENTERLINE R/W

10TH AVE S (45' R/W)

22.50

N89°43'34"W

BEARING BASIS (ASSUMED)

20.00

93.00'(FM)
100.0'(P)

NE CORNER
LOT 5

POB
NW CORNER
LOT 3

LOT 5 ALMA HEIGHTS
N00°21'28"E 100.22'(FM)
100.00'(P)

2004.71 SF (FM)
20' ALLEY (P)

N00°21'28"E 100.25'(FM)
100.00'(P)

50.0'(P)

LOT 3
ALMA HEIGHTS
PB 3 PG 72

50.0'(P)

ADDRESS # 1013
DR MARTIN LUTHER KING JR ST S

100.00'(P)

NINTH ST S (P)

DR MARTIN LUTHER KING JR ST S

50.0'(P)

LOT 4
ALMA HEIGHTS
PB 3 PG 72

50.0'(P)

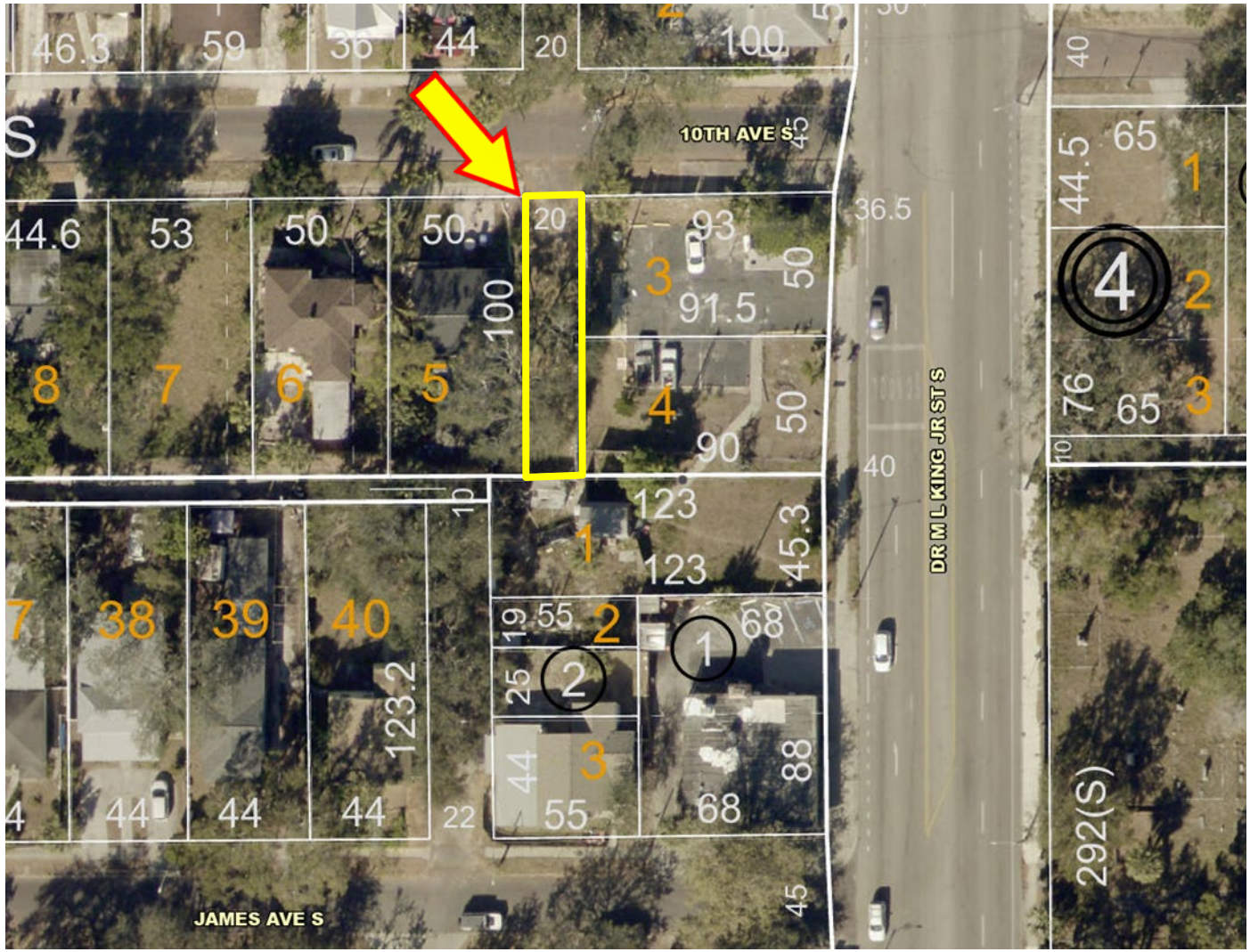
13.0'
(P)

20.00

N89°38'31"W

LOT 1
GLENWOOD HEIGHTS
PB 3 PG 80

SURVEY TYPE: NOT A SURVEY PREPARED BY: LAWRENCE E. POWERS LS # 5505 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM	NOTES:	DATE: 12.4.2025 PROJECT #: 1013DMLK *PAGE 2 OF 2*



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PROJECT LOCATION MAP

Case No.: 25-33000019

Address: 1013 Dr. ML King, Jr. St S

City of St. Petersburg, Florida
Planning Department

N↑
(nts)

st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG
PLANNING DEPARTMENT
ZONING DIVISION

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning 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 ZONING DIVISION, PLANNING DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, February 4, 2026, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO:	25-33000019
PLAT SHEET:	G-5
REQUEST:	Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision.
OWNERS:	Looking Glass Initiative, LLC 615 Dr. ML King, Jr. Street North St. Petersburg, FL 33701
AGENT:	John Barkett 615 Dr. ML King, Jr. Street North St. Petersburg, FL 33701
ADDRESS:	1013 Dr. M.L. King, Jr. Street South
PARCEL ID NUMBER:	25-31-16-00648-000-0030; 25-31-16-00648-000-0040; 25-31-16-31248-000-0010; 25-31-16-00648-000-0050
ZONING:	Corridor Commercial Traditional – 1 (CCT-1) and Neighborhood Traditional – 2 (NT-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the dead-end, 20-foot-wide alley located behind the subject property (see Attachment A - Location Map and Attachment B - Photos). The Applicant owns at least 51 percent of the linear frontage of the right-of-way. The alley does not contain public utilities, however does contain utility poles and overhead private utilities.

Per the application, the purpose of the vacation is to improve neighborhood safety and allow for future operation of the property as a community food garden. The Applicant provided information about the project and additional photos in the application submission (see Attachment C).

There have been a few other right-of-way vacations in the area in the past, primarily to the east of Dr. ML King, Jr. Street South (see Attachment D).

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

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

A. Land Development Regulations

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

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

    - The application was routed to City Departments and Private Utility Providers:
        - Water Resources and Engineering do not object to the vacation. They recommend conditions of approval as contained in their review letters (see Attachments E and F). Water Resources recommends that the Applicant's lots (Lots 1, 2, 3 and 4) be replatted into one parcel so there is complete access to the sewer line in the alleys to the west.
        - After the alley is vacated, it will become private property, therefore Engineering requires return of the City's brick material to the City, and assurance that the street lights are re-assigned to the private property, not the City's account.
        - The Transportation and Parking Management Department has no objection to the vacation (see Attachment G).
        - Police, Fire and Sanitation have no objections to the vacation.
        - Duke Energy and Charter/Spectrum require easements for their facilities that are located in the alley. The easements are required prior to the recording of the vacation ordinance.

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

    - The vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record. The affected lots can be accessed from the alley on James Avenue South. The parking lot on Lots 3 and 4 is currently accessed from Dr. ML King, Jr. Street South, and can be accessed from 10th Avenue South if redeveloped in the future.

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

   - The vacation will not adversely impact the existing roadway network because it will not substantially alter utilized travel patterns. The alley is currently a dead-end.
   - There are no designated historic landmarks or districts in the area.

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

   - There is no present or future need of the alley for public vehicular or pedestrian access.

5. ***The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.***
   - No other factors were considered.

B. Comprehensive Plan

The City's current Comprehensive Plan contains Goals, Objectives and Policies related to land use and transportation. Those applicable to the subject application have been identified below.

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

   Land Use Element Goals:
   - *(1) Protect the public health, safety, and general welfare;*
   - *(2) Protect and enhance the fabric and character of neighborhoods;*
   - *(4) Assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand.*

   The vacation, in accordance with recommended conditions of approval, would advance the foregoing goals of the Land Use Element.

2. Goals, Objectives and Policies from the Transportation Element applicable to the subject application include:
   Obj. T2: The City shall protect existing and future transportation corridors from encroachment.

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

   Approval of the application would not impair the intent and purpose of this policy because it has been determined that the right-of-way is not required for present or future public use, provided that the Applicant provides an easement for private utilities to cover the Duke Energy and Charter/Spectrum facilities.

C. Adopted Neighborhood or Special Area Plans

The right-of-way is located within the Campbell Park Neighborhood and is within the study area of the Campbell Park Neighborhood Plan (May 2022). The subject right-of-way is not indicated for retention in that plan. The vacation would be consistent with the Improvement Strategies pertaining to public safety.

D. Comments from Organizations and the Public

The Applicant has received letters of support from the Campbell Park Neighborhood Association and the Dr. MLK (9th Street) Business Association, and the surrounding Historic Roser Park and 13th Street Heights Neighborhood Associations (see Attachment C).

As of the date of this Staff Report, City Staff received no comments from the public on the application, including the Bartlett Park Neighborhood Association and CONA.

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

1. A replat of the alley and abutting properties located in the CCT-1 Zoning District is required.
2. The Applicant shall comply with the Water Resources Review Memo dated December 16, 2025 and the Engineering Review Memo dated December 29, 2025.
3. The Applicant shall provide easements to Duke Energy and Charter/Spectrum to cover their facilities that are in the alley.
4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

/s/Cheryl Bergailo *1/20/26*

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II — Date
Zoning Division
Planning Department

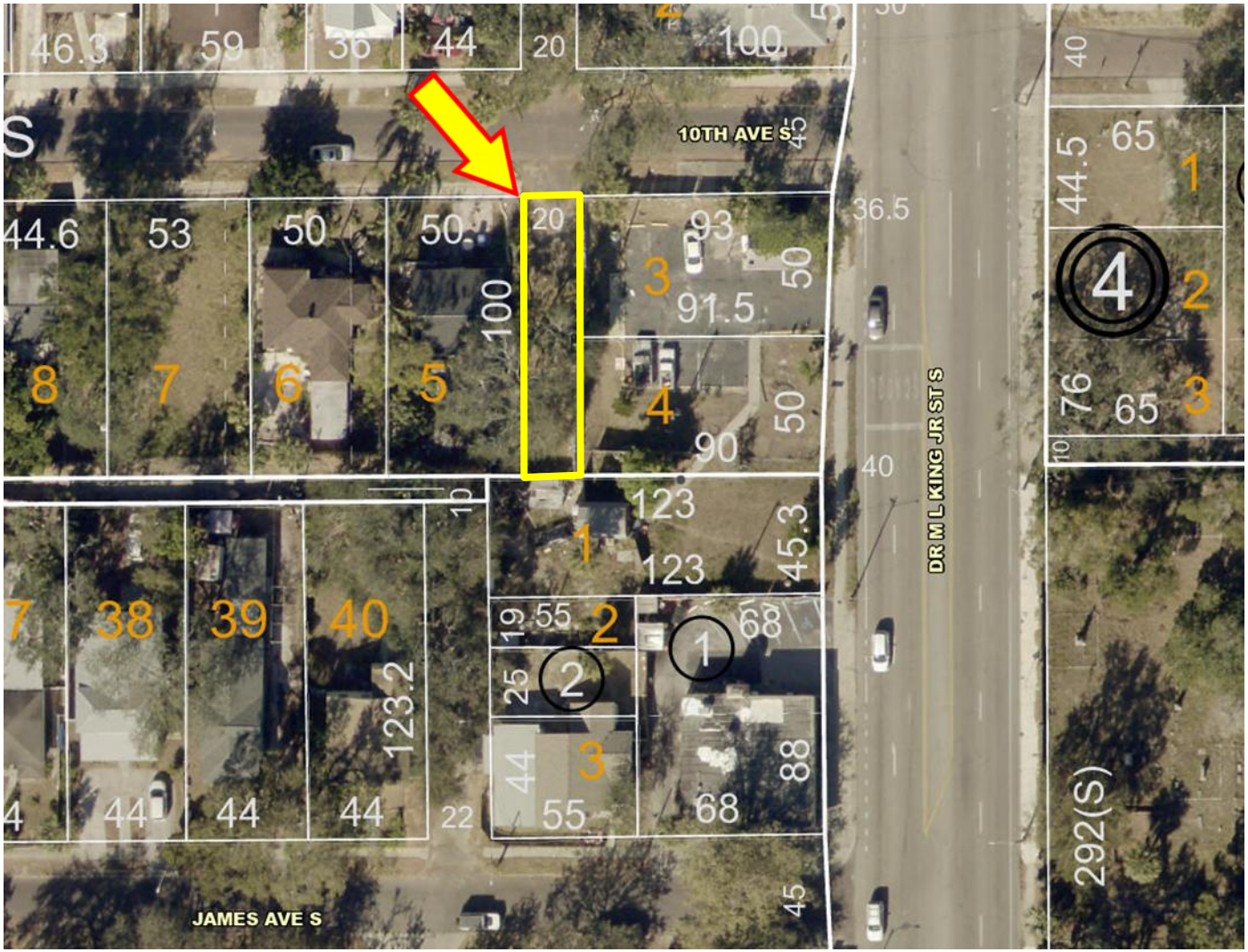
REPORT APPROVED BY:

/s/ Corey D. Malyszka *1/20/2026*

Corey Malyszka, AICP, Zoning Official (POD) — Date
Zoning Division
Planning Department

Attachments: A through G

ATTACHMENT A



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PROJECT LOCATION MAP

Case No.: 25-33000019

Address: 1013 Dr. ML King, Jr. St S

City of St. Petersburg, Florida
Planning Department

N↑
(nts)

ATTACHMENT B



View southward from 10th Avenue South toward alley to be vacated.

ATTACHMENT C

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SUBDIVISION DECISION Application

Application No. _____

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

Application Type:
Per: 16.40.140 & 16.70.050

- ☐ **Lot Line Adjustment**
- ☐ **Lot Split**
- ☐ **Lot Refacing**
- ☐ **Street Name Change**
- ☐ **Street Closing**
- ☐ **Vacating – Street Right-of-Way**
- ☒ **Vacating – Alley Right-of-Way**
- ☐ **Vacating – Walkway Right-of-Way**
- ☐ **Vacating – Easement**
- ☐ **Vacating – Air Rights**

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	Looking Glass Initiative LLC
Street Address:	1013 Dr ML King Jr St S
City, State, Zip:	St. Petersburg, FL 33701
Telephone No: (727) 510-7106	Email Address: john@barkettrealty.com
NAME of AGENT or REPRESENTATIVE:	John Barkett
Street Address:	SAME AS APPLICANT
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location:	Adjacent and west of 1013 MLK S
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	Vacate 20' x 100' dead ended alley that runs north/south from 10th Ave S
to applicant's property with physical address of 1013 MLK S (PID 25-31-16-31248-000-0010)	
PRE-APPLICATION DATE:	**PLANNER:**

FEE SCHEDULE

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

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

AUTHORIZATION

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

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

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

Signature of Owner/Agent: John Barkett Date: December 8, 2025
*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: John P. Barkett

COPYRIGHT 2025
LAWRENCE E. POWERS

TYPE OF SURVEY: NOT A SURVEY

PREPARED FOR:
LOOKING GLASS INITIATIVE LLC
PROJECT #: 1013DMLK

DATE DRAWN: 12.4.2025
DATE SIGNED: 12.8.2025
REVISED:

SKETCH OF LEGAL DESCRIPTION

ST. PETERSBURG, FL

CERTIFIED TO:
A)
B)
C)
D)

GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION

ORIGIN: CREATED BY SURVEYOR:

A 20.00' ALLEY AS PER MAP OR PLAT OF ALMA HEIGHTS RECORDED IN PLAT BOOK 3 AT PAGE(S) 72 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 3 OF SAID ALMA HEIGHTS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 AND LOT 4 OF SAID ALMA HEIGHTS 100.00' MORE OR LESS TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 1 OF GLENWOOD HEIGHTS AS PER MAP OR PLAT OF RECORD AS RECORDED IN PLAT BOOK 3 PAGE 80 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART 20.00'; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 5 OF SAID ALMA HEIGHTS 100.00' MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE EASTERLY 20.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2000 SQUARE FEET MORE OR LESS.

LEGEND:

(FM)	FIELD MEASURES
(D)	DEED
(P)	PLAT
(R/W)	RIGHT-OF-WAY
(NR)	NON RADIAL LINE
(IP)	IRON PIPE
(I/R)	IRON ROD
(CM)	CONCRETE MONUMENT
-E-	ELECTRIC LINE
(4.53)	DENOTES ELEVATION
-T-	TELEPHONE LINE
-X-	FENCE
(FH)	FIRE HYDRANT
ENC	ENCROACHMENT
(WV)	WATER VAVLE
(WM)	WATER METER
(CLF)	CHAIN LINK FENCE
"	SECONDS SYMBOL
(WPP)	WOOD POWER POLE
(CPP)	CONCRETE POWER POLE
FP&L	FLORIDA POWER & LIGHT
ESM'T	EASEMENT
'	MINUTE SYMBOL
°	DEGREES SYMBOL
W	WEST
⟵	GUY ANCHOR

SINCE 5 9

LAWRENCE E. POWERS

P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

4996 MIRAMAR DR ST PETERSBURG FL 33708
(BY APPOINTMENT ONLY)

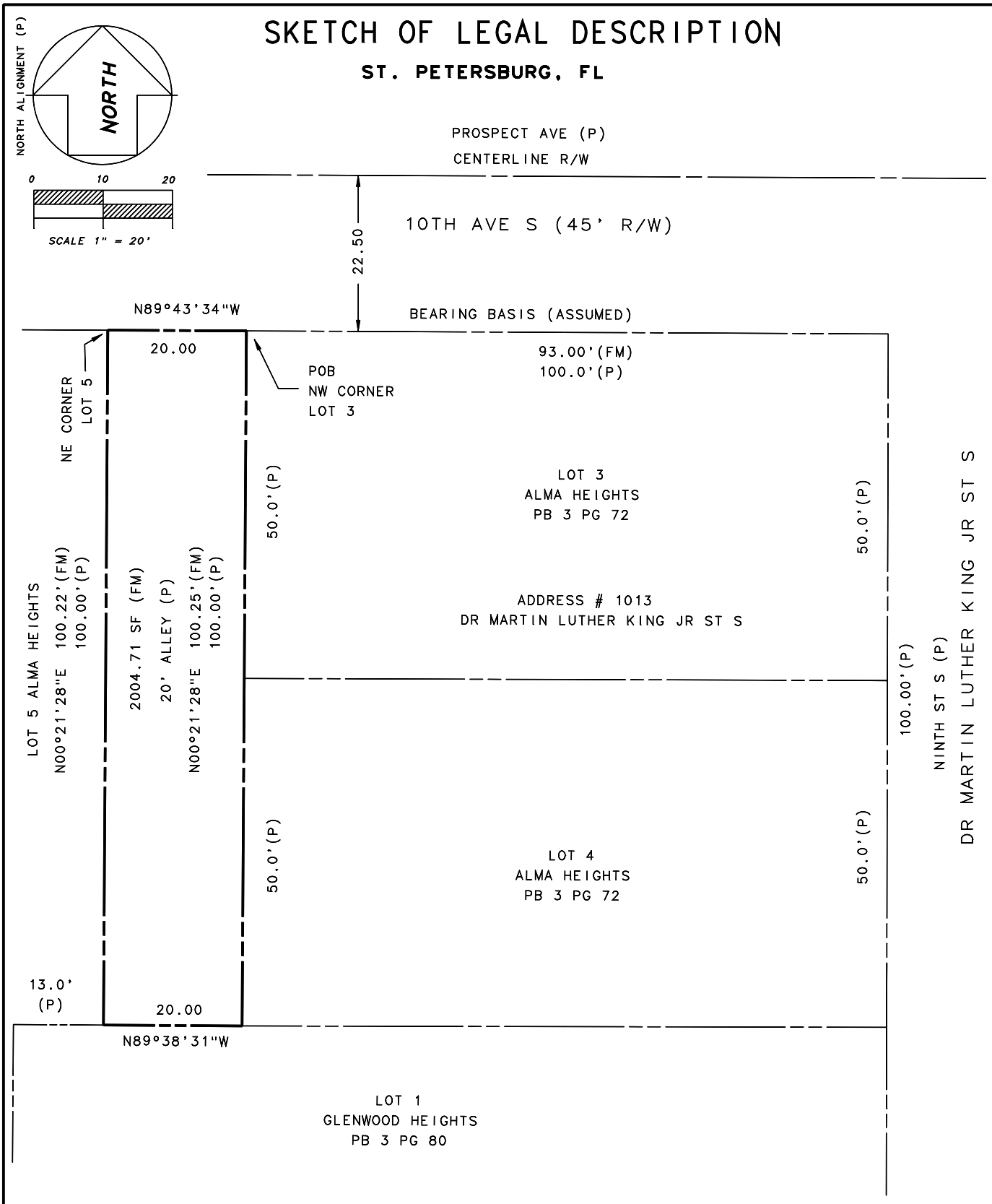
I THE UNDERSIGNED HEREBY CERTIFY, THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

NOT VALID WITHOUT EMBOSSED OR ELECTRONIC SEAL

LAWRENCE E. POWERS LS # 5505

SKETCH OF LEGAL DESCRIPTION

ST. PETERSBURG, FL



SURVEY TYPE: NOT A SURVEY PREPARED BY: LAWRENCE E. POWERS LS # 5505 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM	NOTES:	DATE: 12.4.2025 PROJECT #: 1013DMLK *PAGE 2 OF 2*





PROJECT NARRATIVE

Alley Vacation Request – 20' x 100' Dead-End Alley
Adjacent to 1013 Dr. ML King Jr St S
City of St. Petersburg, Florida

Introduction & Purpose

This application requests the vacation of a 20-foot-wide by approximately 100-foot-deep dead-ended alley located immediately west of the community garden at 1013 Dr. ML King Jr St S. The alley has no functional purpose within the current transportation network and has become a location for illegal dumping, illicit drug activity, and other public safety concerns.

The applicant seeks the vacation to improve neighborhood safety, eliminate blight, and support continued investment in the surrounding properties and community garden. We are working with the daughter of elderly owner to west abutting alley to see if they want to take ownership of the western 50% of alley upon vacation. If they do, we are still moving forward with vacation and will incorporate the eastern 10' into our site and beautify and maintain it. If residential neighbor to west not wish to take on the responsibility of owning and maintaining the 10' x 100' western portion, we have indicated we would incur all costs for the 20' alley required and put up a new fence with good side to their property. Owner's daughter, who lives 2 tax lot to the west has indicated that she is doing her own due diligence and will make a determination subsequent to filing of application. While realizing we do not need to include the residential neighbor in the application process, we felt it was the right thing to do as a neighbor.

Existing Conditions

The alley is:

- **Unimproved and dead-ended**, with no connection to the broader street network.
- **Not used for vehicular circulation** or necessary local access.
- Adjacent to residential properties and a community garden that will be actively maintained by neighborhood volunteers.
- A consistent location for **trash dumping, debris accumulation, trespassing, and drug-related activity**, requiring repeated City Code Enforcement and Police responses.

The physical design of the alley—narrow, unlit, isolated, and without legitimate travel purpose—creates conditions that attract nuisance and criminal activity.

Justification for Vacation

1. Public Utility Easements

City staff and utility providers will retain any required easements.

- Preliminary evaluation shows **no known stormwater, sanitary sewer, water, or overhead/underground utilities** that rely on the alley for access other than the abutting garden property.
- If any utility access is identified, the applicant will **dedicate or maintain easements as requested** to ensure uninterrupted public services.

---

2. Access to Lots of Record

Vacating the alley will **not impair access** to any parcel.

- All adjacent properties already have established access from existing public streets (10th Avene S and adjoining alleys to southwest).
- The alley is **not used for parking, driveways, or functional rear access** for any lot.

Because the alley is dead-ended and unused, no legal access rights are diminished.

---

3. Impacts to the Roadway Network

The vacation will **not negatively impact** the existing roadway system.

- The alley does not function as a travel corridor or serve as a cut-through.
- Its dead-end configuration means it does **not support circulation, emergency response routing, or connectivity**.
- Vacating the alley **eliminates a problematic and underutilized remnant right-of-way**, consistent with sound planning principles.

No historic plats, landmarks, or designated districts are affected.

---

4. Suitability and Need for Right-of-Way

There is **no present or future need** for the alley as public right-of-way.

- The alignment does not support future connectivity due to surrounding private development patterns.
- There is **no anticipated requirement** for pedestrian access or for use as a utility corridor.
- The existing conditions make the alley a liability rather than an asset.

Vacating the right-of-way will enable the space to be secured, maintained, and incorporated into adjoining land, resulting in a more orderly development pattern.

---

5. Public Health, Safety, and Welfare

This request provides significant **public health, safety, and welfare benefits**, including:

- Eliminating an area used for **illegal dumping**, which currently creates sanitation and environmental hazards.
- Reducing opportunities for **illicit drug activity and concealed criminal behavior**.
- Allowing the applicant to secure, maintain, and monitor the area as part of the adjoining community garden property.
- Supporting the broader neighborhood revitalization and safety goals for the Deuces Live / MLK Business District corridor.

The vacation improves safety, enhances neighborhood quality, and reduces the need for ongoing City enforcement intervention.

Conclusion

The proposed alley vacation meets all City evaluation criteria and provides substantial public benefit.

- No public utilities or access rights are compromised.
- No adverse impacts occur to the roadway network.
- The alley is not needed for any present or future public purpose.

- The vacation resolves persistent public safety issues and supports continued neighborhood revitalization.

For these reasons, approval of the vacation request is respectfully requested.

PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT
Street Address:
1. Details of techniques the applicant used to involve the public
(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
Spoke at each of the respective neighborhood association meetings including Historic Roser Park, 13th Street Heights, Bartlett Park, Campbell Park as well as the MLK Business District and specifically requested support for the alley vacation which was received by written letters. Also sent emails to each association/district president with Notice of Intent to File on November 24, 2025.
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
Emailed notice of Intent to File correspondence to all NA and BD Presidents on November 24, 2025.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
MLK Business District, Historic Roser park NA, 13th St Heights NA, Bartlett Park NA & Campbell Park NA
2. Summary of concerns, issues, and problems expressed during the process
None expressed during the process. Overall support as alley has been a problem for the city, SPPD and surrounding neighborhoods.

NOTICE OF INTENT TO FILE
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecona.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.
☒ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 11/24/25
☒ Attach the evidence of the required notices to this sheet such as Sent emails.

Campbell Park Neighborhood Association
708 12th St S
Saint Petersburg, FL 33705
campbellparkna@gmail.com

November 26, 2025

Re: CPNA Letter of Support for Alley Vacation Adjacent to 10th Avenue South

To Whom It May Concern,

On behalf of the Campbell Park Neighborhood Association (CPNA), we are writing to express our full support for the proposed vacation of the dead-end alley located on the south side of 10th Avenue South. This alley directly abuts the Healthy Roots Urban Garden property immediately to the west, located at 1013 Dr. MLK Jr St S, St. Petersburg, FL 33705.

This dead-end alley has long been a source of concern for Campbell Park residents due to persistent illegal dumping, drug activity, and other unsafe behavior that diminishes quality of life and poses ongoing public safety issues. Vacating the alley and allowing it to be incorporated into the actively managed garden space will eliminate a recurring area of blight and convert it into a monitored, maintained, and productive community asset.

The Healthy Roots Urban Garden and the broader Looking Glass Initiative continue to invest in the surrounding neighborhood by promoting food access, education, environmental stewardship, and community-building. Integrating the vacated alley into the garden's footprint will enhance these efforts while providing immediate improvements in neighborhood safety, visibility, and overall revitalization.

For these reasons, the Campbell Park Neighborhood Association offers its full support for the alley vacation and respectfully encourages the City to approve this request.

Thank you for your consideration and for your continued commitment to improving safety and livability within our community.

Sincerely,

Steven Morrison

Steven Morrison
CPNA President
727-301-8345 / campbellparkna@gmail.com

12/1/2025

Re: Letter of Support for Alley Vacation Adjacent to 10th Avenue South

To Whom It May Concern,

On behalf of the MLK Business District, we are writing to express our strong support for the proposed vacation of the dead-ended alley located on the south side of 10th Avenue South, directly abutting the Healthy Roots Urban Garden property to the west at 1013 Dr. MLK Jr St S.

This alley has become a persistent source of concern for nearby businesses and the broader commercial corridor. Repeated incidents of illegal dumping, drug activity, and unauthorized loitering create an unsafe environment that negatively affects surrounding businesses, discourages customer traffic, and undermines ongoing economic revitalization efforts along Dr. MLK Jr Street South.

Vacating the alley and incorporating it into the managed and community-oriented Healthy Roots Urban Garden will transform this area from an unmanaged nuisance into an asset that supports neighborhood safety, beautification, and positive activation of space. Healthy Roots and the Looking Glass Initiative have demonstrated a meaningful commitment to improving the community through urban agriculture, education, workforce development, and high-visibility stewardship of formerly distressed properties.

As the MLK Business District continues its work to strengthen economic vitality and create a safer, more inviting commercial corridor, we believe that this alley vacation directly supports those goals. Improved safety, reduced blight, and enhanced management of the surrounding environment benefit not only the businesses along MLK but the residents and visitors who drive the district's economic activity.

For these reasons, the MLK Business District fully supports the proposed vacation of this alley and respectfully encourages the City to approve this request.

Thank you for your attention and for your continued efforts to support the growth and safety of our business community.

Sincerely,

Shawn Hannan, President
MLK Business District

13th Street Heights
Neighborhood Association

Date: December 04, 2025

Dear John and Julie,

On behalf of the 13th Street Heights Neighborhood Association, we support the proposed alley vacation adjacent to 1013 10th Avenue South. We believe incorporating this area into the actively managed garden will help reduce illegal activity, prevent dumping, and enhance the neighborhood's overall quality of life. This project aligns with our shared goals of revitalization and community engagement.

Please let us know if you need any additional information or formal documentation beyond this letter of support. We look forward to seeing the positive impact this effort will bring to our neighborhood.

Warm regards,
13th Street Heights Neighborhood Association

Contact: 13thStreetHeights.@gmail.com | https://www.facebook.com/13thstreetheights

Historic Roser Park Neighborhood Association
670 10th Ave S. Saint Petersburg, FL

24 November 2025

To Whom It May Concern,

On behalf of the Historic Roser Park Neighborhood Association, I am writing to express our support and enthusiasm for the vacation of the dead-ended alley on the south side of 10th Avenue South that runs into our community garden property with a physical address of 1013 MLK S. this action has strong neighborhood backing and is aligned with broader community safety and revitalization goals in this historically underinvested quarter of South St. Petersburg.

Indicated our connection with this property, when incorporated as St Petersburg's first historic district Roser Park Rd encompassed parcels on the west side of Dr MLK Street S and today it remains within 300 feet of the property in question.

We strive to take every opportunity like this to advance Mr Barkett's vision under the Looking Glass Initiative and we understand this vacation of this alley is integral to realizing it as a meaningful extension of Roser Park's own values of preservation, inclusivity, health, and community connectivity.

The Historic Roser Park Neighborhood Association stands ready to collaborate on programming, outreach, and advocacy to ensure that this project succeeds and serves as a model for responsible urban development that honors the past while building a more connected and equitable future.

Sincerely,

Stephen Ove, President
Historic Roser Park Neighborhood Association

John Barkett

From: John Barkett
Sent: Monday, November 24, 2025 11:37 AM
To: bartlettparkneighborhood@gmail.com
Subject: Request for Formal Letter of Support – Alley Vacation Adjacent to 1013 10th Ave S

Dear Tom,

I hope you're doing well. I would like to thank you again for allowing me to speak to the Bartlett Park neighborhood Association regarding our ongoing Looking Glass Initiative Project which includes the Healthy Roots Garden and Community Center. Here is a link to a recent news story done on the project as it evolves.

https://healthyroots.world/#in-the-news

I'm reaching out to request the Bartlett Park Neighborhood Association's support for an alley vacation I've been working on with the City.

The alley in question is the dead-ended alley on the south side of 10th Avenue South that runs into our community garden property with a physical address of 1013 MLK S. Unfortunately, this alley is currently being used predominantly for drug activity and illegal dumping. Vacating it would allow us to incorporate the space into the actively managed garden, where it can be properly maintained, monitored, and turned into a positive community asset rather than a problem area.

At this juncture, I would like to request a brief emailed letter of support from the Bartlett Park Neighborhood Association which would be extremely helpful in demonstrating that this action has strong neighborhood backing and aligns with broader community safety and revitalization goals.

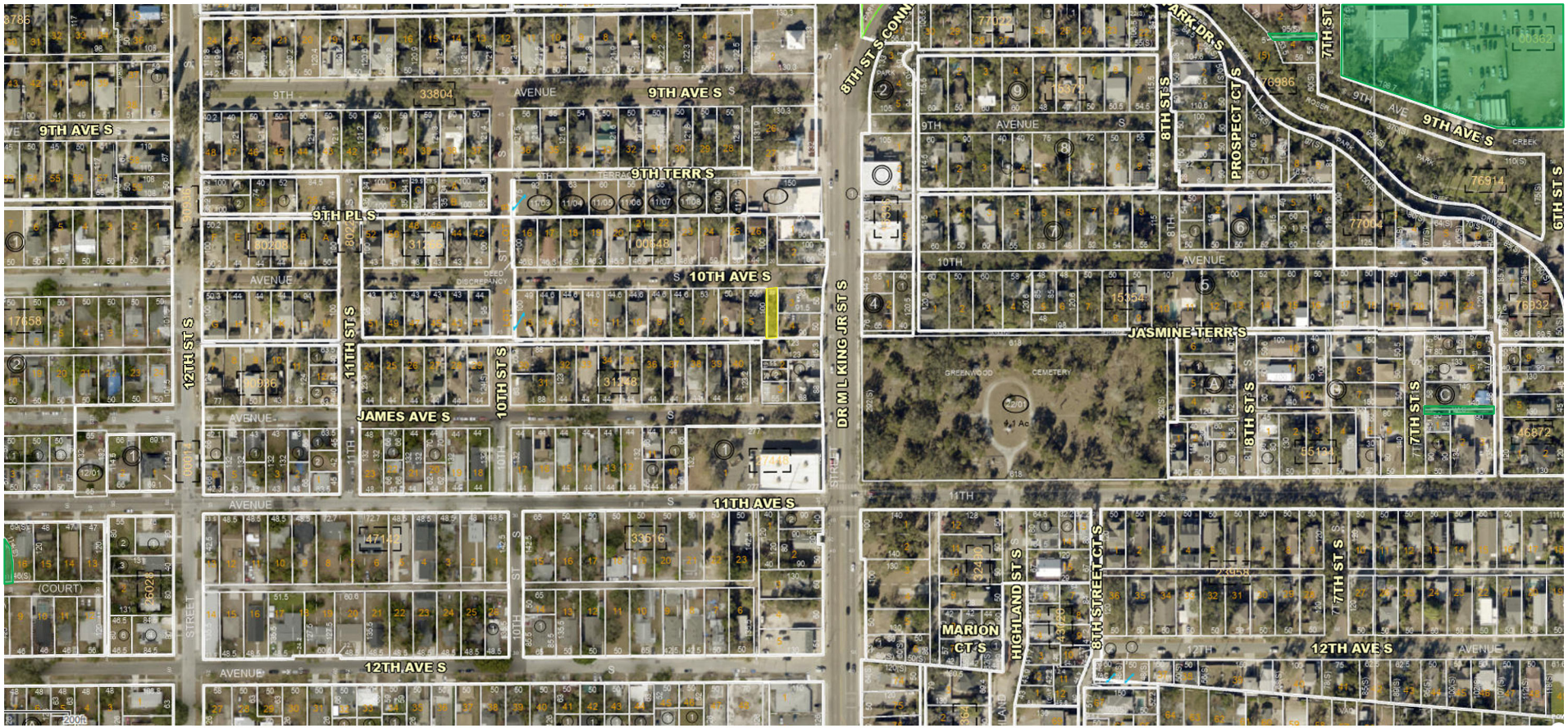
If possible, I would be grateful to receive an emailed letter of support by Friday, November 28th, so it can be included in the City's review package.

Thank you for considering this request and for your leadership in the Bartlett Park community. Please let me know if you have any questions or would like to discuss further.

Warm regards,
John

The Looking Glass Initiative & Healthy Roots Garden/Community Center

ATTACHMENT D



st.petersburg
www.stpete.org

Area Right-of-Way Vacations

Planning Department
City of St. Petersburg, Florida

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: December 16, 2025

SUBJECT: Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision.

PLAT: G-5

CASE: 25-33000019

LOCATION: 1013 Dr. MLK Jr St S; 25-31-16-00648-000-0030, 25-31-16-00648-000-0040, 25-31-16-31248-000-0010, 25-31-16-00648-000-0050

REMARKS: Water Resources has no objection to the above-referenced subject. Please note that all connecting lots (1, 2, 3 &4) will require a replat into one property.

Project file

ATTACHMENT F

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Cheryl Bergailo, AICP, LEED Green Assoc.

FROM: Kyle Hurin, ECID Plans Review Supervisor

DATE: December 29, 2025

SUBJECT: Alley Vacation

FILE: 25-33000019

LOCATION: 1013 Dr ML King Jr St S

PARCEL ID: 25-31-16-00648-000-0030; 25-31-16-00648-000-0040; 25-31-16-31248-000-0010; 25-31-16-00648-000-0050

ATLAS: G-5

ZONING: Corridor Commercial Traditional-1 (CCT-1) and Neighborhood Traditional-2 (NT-2)

REQUEST: Approval to vacate 2 utility easements. (Related site permit BP25-06003331)

RELATED CASES: Building Permit (s): NA

Right of Way Permit(s): NA

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

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

It is acknolwedged that the applicant met with city staff on 12/2/25 to discuss the requirements for vacating the public alley. Below are the special conditions of approval for the alley vacation.

1. The alley vacation will require the abutting properties to be replatted. Parcels owned by the applicant will be consolidated into one lot toensure that the sanitary sewer lateral does not cross parcels.
2. The brick within the existing alley apron must be returned to the city, curbs reset and sidewalk restored.
3. There is an existing light pole within the alley. The applicant must contact the city's streetlight coordinator Michael.Kirn@stpete.org to ensure that the light is removed or that city is no longer paying to light the vacated area.
4. There is existing brick pavers and granite curbing that must be protected; any brick or granite curb approved to be removed must be returned to the city.
5. A right of way permit from the city's engineering department is required prior to beginning any work wihtin the public right of way.

Standard conditions of approval-

A. ECID_REF_PERM_027 - Temporary Traffic Control
B. ECID_REF_PERM_030 - Stormwater Drainage Ordinance & Grading
C. ECID_REF_PERM_031 - ROW Permit Guidance

KJH/YML

ec: WRD
Kayla Eger – Development Review Services

ECID_REF_PERM_027 – Temporary Traffic Control

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

Construction and maintenance projects may need additional space or access that impacts traffic patterns in the public right of way such as roadway lane closures, sidewalk detours, or bike lane detours. These impacts require Temporary Traffic Control (TTC). Any use or right of way is a request.. Approval is in the form of an issued ROW permit with TTC or a standalone TTC approval.

Temporary Traffic Control Plan Requirements:

Requested in Advance. Requests for TTC approval and impacts shall be submitted a minimum of 21 calendar days prior to the anticipated start. Requests are to be emailed to both: Traffic.Control@stpete.org and ROW_permitting@stpete.org.

FDOT standards. The site-specific Temporary Traffic Control (TTC) plan shall be developed in compliance with, and meet the requirements of, the latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and the FDOT Standard Plans for Road Construction index's 102-600 -102-690 for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID.

MOT Certification. TTC plans shall be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The certification name and number shall be listed on the plans.

City Standard. TTC plans shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department.

Construction Scheduled & Phases. Utilization of the ROW for construction shall be organized into phases which limits the impacts to the ROW to the minimum needed. Closures to roads, lanes and pedestrian walkways will not be permitted for the entire construction project but only for the minimal phase needed to facilitate the construction. The construction schedule and phases shall be submitted with the TTC.

On-street parking impacts. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. Direct contact is Ted.Civil@stpete.org.

Construction Vehicle Access Management. TTC plans for construction must include the construction vehicle ingress / egress, queuing, pull-through lanes and other access management details. Truck routes for the surrounding area may be required.

Communication with surrounding properties. The contractor shall communicate with surrounding properties the impacts of temporary traffic control. Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must provide:

- description of the project,
- list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.)
- schedule for each phase of the TTC implementation,
- anticipated impacts regarding noise, delivery trucks, concrete trucks & pumps,
- contact information for the on-site contractor's representative with 24-hour availability who is responsible for addressing any and all concerns of impacted citizens.

The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to approval of the TTC.

Maintain access of adjacent properties. The Temporary Traffic Control may not inhibit access of adjacent properties.

Infrastructure shall remain accessible. During lane closures and other impacts, fencing, barricades and other obstructions shall ensure that mast arms, signal boxes, fire hydrants etc. are on the exterior of fencing and are accessible to the satisfaction of city staff.

Federal requirements of PROAG. The TTC plans shall be prepared in compliance with the Federal requirement of the Public Right of Way Accessibility Guidelines (PROAG). This regulates the impacts to the alteration of pedestrian facilities in the public right of way. Pedestrian access must be maintained during construction and detailed on the TTC plan.

Performance Based. Temporary Traffic Control is performance based and if there are unforeseen or adverse impacts the TTC shall be changed and updated to address impacts.

Responsive. Projects implementing TTC shall be promptly responsive to any issues from the TTC and shall maintain the TTC in accordance with approved plans for the duration of the TTC approval and construction.

TTC for Construction submitted concurrently:

Temporary Traffic Control as part of construction is required a Right of Way use permit. The scope of the construction directly impacts the needed temporary traffic control. All requests for Right of Way work and Temporary Traffic Control are to be emailed to both: Traffic.Control@stpete.org and ROW_permitting@stpete.org. When finalized, the TTC plan will be approved as part of the ROW permit.

ECID_REF_PERM_030 – Stormwater Drainage Ordinance & Grading

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

Stormwater refers to rain that flows off building rooftops, driveways, lawns, streets, parking lots, construction sites, and industrial storage yards. Developed areas are covered by buildings and pavement, which do not allow water to soak into the ground. Managing the flow of water is called stormwater management or the St. Petersburg city code refers to this as "drainage and surface water management". Grading of a site is fundamental part stormwater management.

Drainage Ordinance

City Code Section 16.40.030 establishes the requirements for drainage and surface water management. The Engineering and Capital Improvements Department Manual details specific technical requirements for compliance with drainage and surface water management. Contact ROW_permitting@stpete.org with questions.

Compliance with Drainage and Surface Water code required.

The scope of a project with a disturbance of 3,000 square feet or greater, platting, certain DRC cases, and other thresholds as per City Code Section 16.40.030, will trigger compliance with the Drainage and Surface Water Management Regulations.

State Changes to Water Quality Treatment Effective December 28, 2025. Building Permit applications not deemed complete by December 28, 2025 are subject to the water quality treatment performance criteria established in Senate Bill 7040. The new criteria will apply to projects that trigger the City's redevelopment requirements for stormwater and drainage under City Code 16.40.030 as well as projects permitted through South West Florida Water Management District (SWFWMD). Further information regarding the updated rules and design criteria, implementation timeline and grandfathering provisions can be found at the Florida Department of Environmental Protection's website. (ERP Stormwater Resource Center | Florida Department of Environmental Protection)

At time of permit, drainage calculations.

At time of permits, submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm (3.10 inches).

No increase in water quantity discharge rate

City code requires any proposed development or redevelopment of a site shall not cause the rate of stormwater discharge released from the site to exceed the discharge generated by the site in the predeveloped condition. Additional runoff created due to the development or redevelopment shall be retained on site and released at a rate not to exceed the predeveloped rate. The predevelopment conditions are based on the most recent permitted stormwater system discharge rate which is not necessarily existing conditions.

This document is intended to provide guidance. It does not contain all codes, policy, regulations. Additional comments and requirements may apply at time of permit. In the event of a conflict between this document and City Code, City Code shall govern.

Independent stormwater systems per parcel and function under gravity

If a project has parcel(s) separated by public right-of-way including alley and/or easement, each parcel shall have an independent stormwater system. Private Stormwater Systems shall function under gravity.

Direct connection required if available, Bubbler requirements if direct connection not available

Site stormwater attenuation and treatment system discharges shall be piped to connect directly to a public underground stormwater conveyance system when a conveyance system is reasonably available. When a public stormwater conveyance system is not reasonably available for connection, a bubbler type overflow discharge may be considered; however, since the overflow to the surface of the right of way creates a point discharge which no longer mimics existing site discharge conditions, a more conservative drainage design which provides attenuation of the City's 10 year 1 hour design storm using a pre-development coefficient of runoff equal to 0.20 for the entire site is required AND in no case shall an overflow discharge exceed 1 cfs during the City's 10 year 1 hour design storm. Bubbler overflow shall not be directed to discharge to an arterial or collector roadway. For a bubbler type overflow discharge to be approved, the Engineer of Record must provide adequate topographical information (every 50') to verify a positive overland flow path to a public stormwater conveyance system. All bubbler type overflow structures shall be designed with an open bottom or other means to allow percolation of any standing water into the soil between storm events, shall be positioned to eliminate any flow of discharge over a public sidewalk, shall be located to avoid discharges over landscaped areas, shall not cause erosion to private property or to the public right of way, and shall not cause a public nuisance. Bubbler type overflow structures placed within the public right of way shall be traffic rated. A Minor Easement Permit approval issued pursuant to City Code Chapter 25, Article VII, is required for any bubbler type overflow structure approved to be placed within the public right of way or within a public utility easement.

EOR to verify sufficient capacity.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Stormwater Master Plan Floodplain

Through data and analysis of the City's Stormwater Master Plan, a St. Pete Stormwater Floodplain has been determined to show certain flood risks outside of the designated FEMA flood zones. The City uses the floodplain information for planning and city-wide water quality and flood protection efforts. This floodplain and more information can be found at: stpete.org/Flooding. The City's stormwater regulations are not based on the Stormwater Master Plan Floodplain at this time; however, the Stormwater Master Plan Floodplain will be utilized to determine finished floor and flood compensation for developments subject to a permit from the Southwest Florida Water Management District (SWFWMD).

Stormwater Management Utility Data Form Required.

The EOR shall submit a completed Stormwater Management Utility Data Form to the City Engineering Department. This form is available online on the City of St. Petersburg Engineering webpage: https://www.stpete.org/connect_with_us/directories/engineering_capital_improvements.php

At time of permit, grading plans required.

Development plans shall include a grading plan including the building site and proposed surface drainage and street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements.

Finished Floor Elevation (FFE) Requirements.

Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

FFE and Sidewalks.

Meeting required building floor elevations often necessitates elevating existing public sidewalks. Transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Concurrent Submittal recommended, Agency Approvals and Forms required:

Concurrent review submittal to the City and SWFWMD and other agencies recommended. Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer’s Self Certification to FDEP. It is the developer’s responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

This document is intended to provide guidance. It does not contain all codes, policy, regulations. Additional comments and requirements may apply at time of permit. In the event of a conflict between this document and City Code, City Code shall govern.

ECID_REF_PERM_031 – ROW Permit Guidance

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

The public ROW and easements are a public necessity utilized for many uses by many users. Any utilization of the ROW is a request. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. There are many types of Right of Way Use permits, this guidance focuses on Development permits.

ROW Permit Required:

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

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

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

City Review

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

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

Permit Types and Coordination:

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

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

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

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

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

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

Right of Way Use Permit Requirements to Plan for:

City Standard Details. Work done in the public right of way and easements must meet Engineering Standard Details (S10, S20, S30, S40, S50, S60, S70) are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

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

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

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

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

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

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

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

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

Items not permitted in public ROW. The project design shall include sufficient space to accommodate utility elements which are required to be on private property (not in the public right of way). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post

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

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

Obtain Temporary Traffic Control (TTC) approval for any impacts. *See additional Reference document on TTC.*

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

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

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

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

ATTACHMENT G

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CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Cheryl Bergailo, Planner II, Planning Department

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

DATE: December 19, 2025

SUBJECT: Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision

CASE: 25-33000019

The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacation of a 20-foot-wide dead-end alley at 1013 Dr. Martin Luther King Jr. Street. The Transportation Department does not object to the requested vacation.

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

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

There is not a need for a pedestrian easement. Pedestrian access to the adjacent parcels is available from sidewalks along these parcels.

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

The proposed right-of-way vacation will not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record. The lots adjacent to the alley can be accessed by the public road network.

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

The proposed vacation would not create dead-end rights-of-way or substantially alter utilized travel patterns. The alley is currently a dead-end right-of-way that is not utilized for vehicular travel.

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

There is not a present or future need for the right-of-way for public vehicular or pedestrian access, as previously discussed under other matters of consideration.

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CITY OF ST. PETERSBURG
PLANNING DEPARTMENT
ZONING DIVISION
DEVELOPMENT REVIEW COMMISSION

ACTION TAKEN – MINUTES - DRAFT

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

February 4, 2026
Wednesday
1:03 p.m.

Commission Members:
Kevin Reali, Chair – A
Tim Clemmons – A
William Conroy – P
Charles Flynt, Vice Chair – P
Michelle Gonzalez, - A
Michael Kiernan – P
Samuel Blatt – P

Alternates:
1. Joe Griner, III – P
2. David Hugglestone, - A
3. Sarah Jane Vatelot, - A

A = Absent
P = Present

City Staff Present:
Derek Kilborn, Planning Director
Corey Malyszka, Zoning Official
Adriana Shaw, Urban Design and Development Coordinator
Shervon Chambliss, Planner II
Cheryl Bergailo, Planner II
Heather Judd, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Kayla Eger, Administrative Secretary

A. OPENING REMARKS OF THE CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES FROM THE – *January 7, 2026, DRC meeting were approved by a unanimous vote of the commission.*

F. PUBLIC COMMENTS

G. DEFERRED CASES

1. Case No. 25-54000057 – 2901 38th St. S. – Deferred to a future meeting date.
2. Case No. 25-54000112 – 1008 Montrose Blvd. N. – Deferred to March 4, 2026.
3. Case No. 25-54000091 – 2716 2nd St. N. – Deferred to March 4, 2026.

H. PUBLIC HEARING AGENDA

LEGISLATIVE

1. Case No. 25-33000019 – 1013 Dr. MLK Jr. St. S.

Request for Rehearing

2. Case No. 25-54000099 – 7218 Park St. S. - Deferred from January 7, 2026

QUASI-JUDICIAL

3. Case No. 25-54000113 – 255 39th St. N.
4. Case No. 25-32000010 – 3501 34th St. S.
5. Cast No. 25-31000013 – 3200 34th St. S.

I. ADJOURNMENT

J. WORKSHOP - LDR text changes for the SunRunner and Commercial corridors.

AGENDA ITEM H-1	**CASE NO. 25-330000019**
REQUEST:	Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision.
OWNER:	Looking Glass Initiative, LLC 615 Dr. ML King, Jr St N St. Petersburg, FL 33701
AGENT:	John Barkett 615 Dr. ML King, Jr St N St. Petersburg, FL 33701
ADDRESS:	1013 Dr. Martin Luther King Jr. Street South
PARCEL ID NO.(s):	25-31-16-00648-000-0030; 25-31-16-00648-000-0040; 25-31-16-31248-000-0010; 25-31-16-00648-000-0050.
LEGAL DESCRIPTION:	On File
ZONING:	Corridor Commercial Traditional – 1 (CCT-1) & Neighborhood Traditional – 2 (NT-2).
CONFLICTS:	None.
CONTACT PERSON:	Cheryl Bergailo; 727-892-5958.
PRESENTATIONS:	Cheryl Bergailo – Made a presentation based on the staff report. John Barkett– Made a presentation as agent.
PUBLIC HEARING:	Steven Morrison, President of Campbell Park Neighborhood Association – Spoke in favor of the request.
MOTION:	Recommend to City Council Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision.
VOTE:	Yes – Kiernan, Blatt, Flynt, Griner, & Conroy. No – None.
ACTION TAKEN ON 25-33000019:	Recommend to City Council Approval to vacate a dead-end, 20-foot alley abutting Lots 3, 4 and 5 in the Alma Heights Revised subdivision.



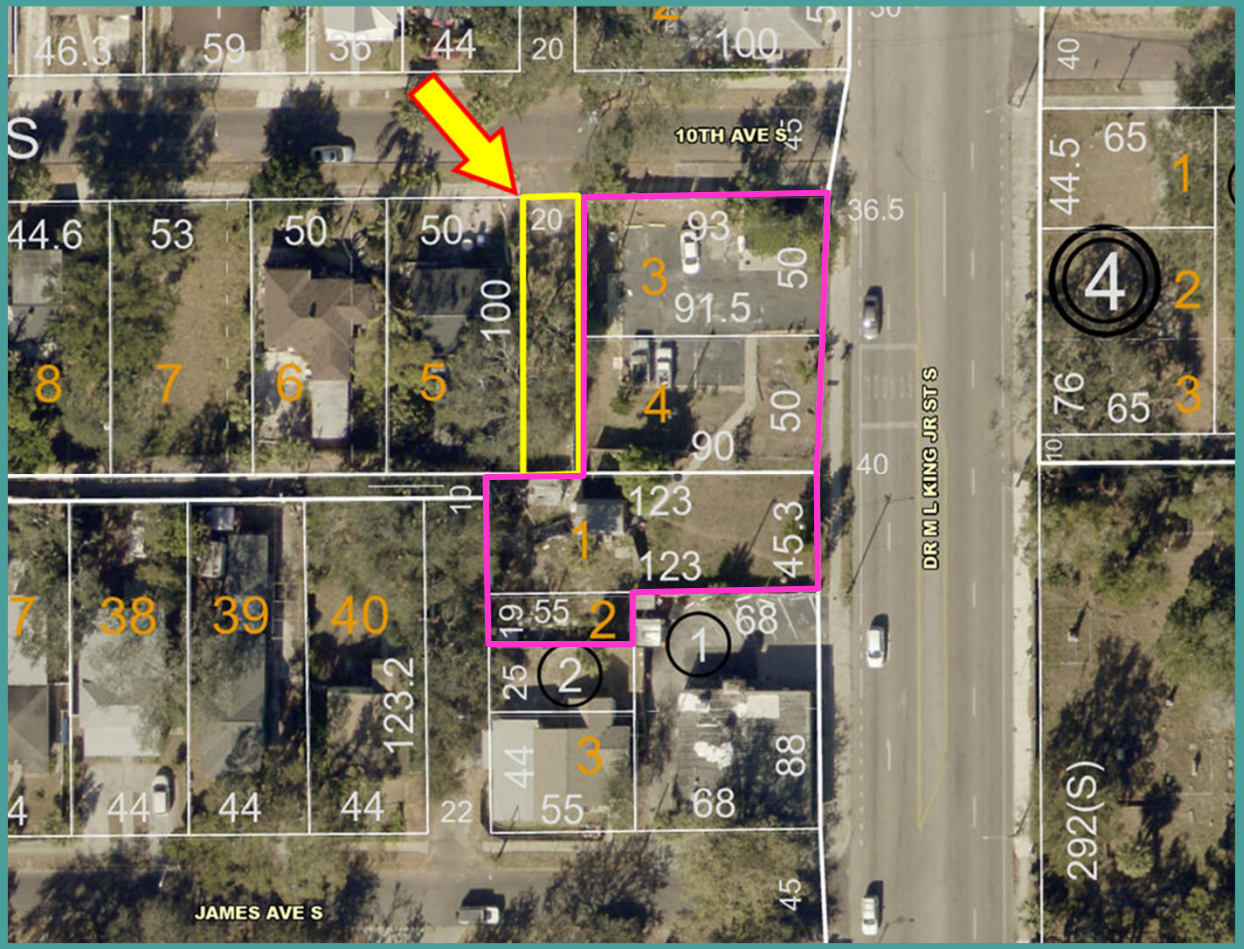
Vacation Ordinance 1178-V

1013 Dr. M.L. King, Jr. Street South

Cheryl Bergailo, AICP, LEED Green Assoc.
Zoning Division

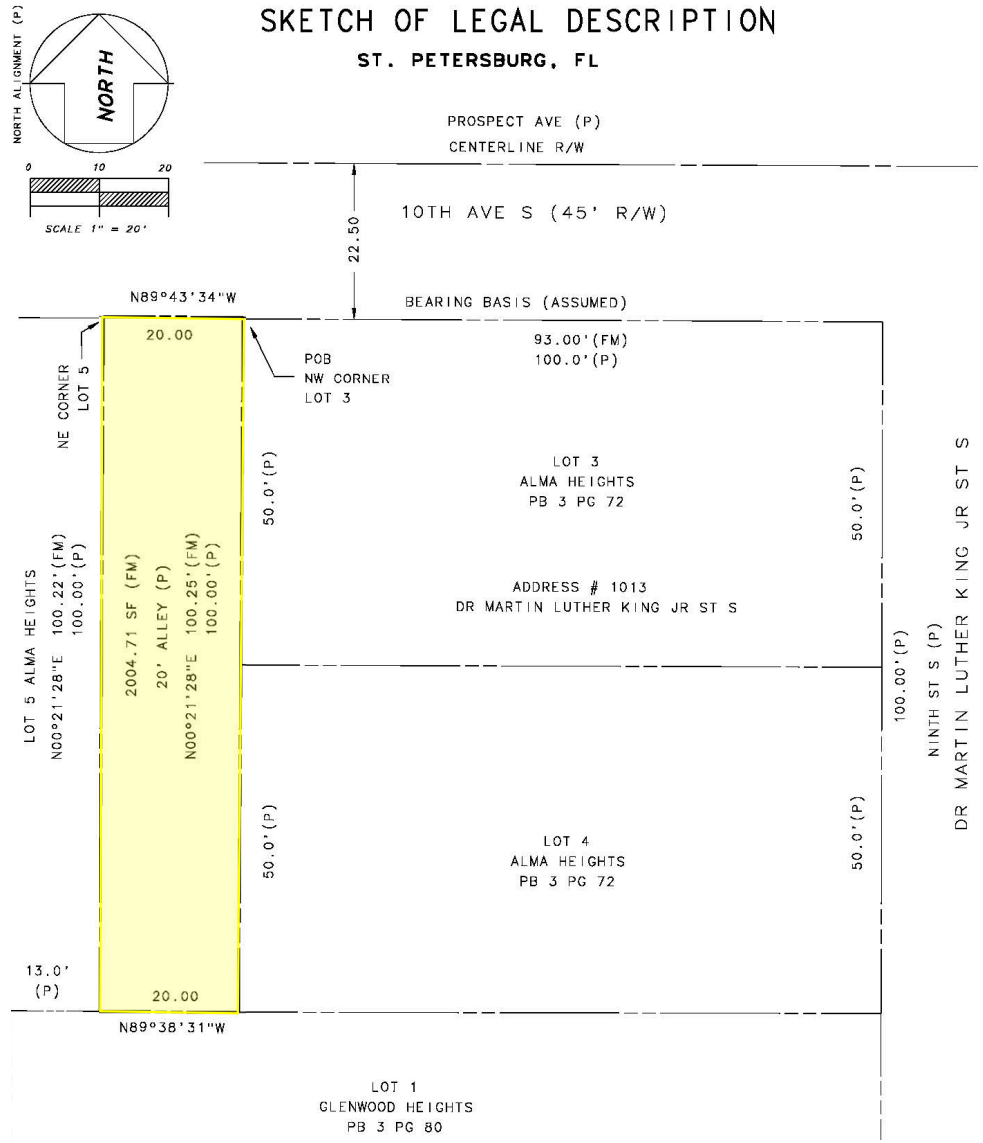
March 26, 2026

PROJECT LOCATION MAP



CITY OF ST. PETERSBURG | ZONING DIVISION

VACATION SKETCH



PHOTOS







View southward from 10th Ave S toward alley to be vacated.

PHOTOS

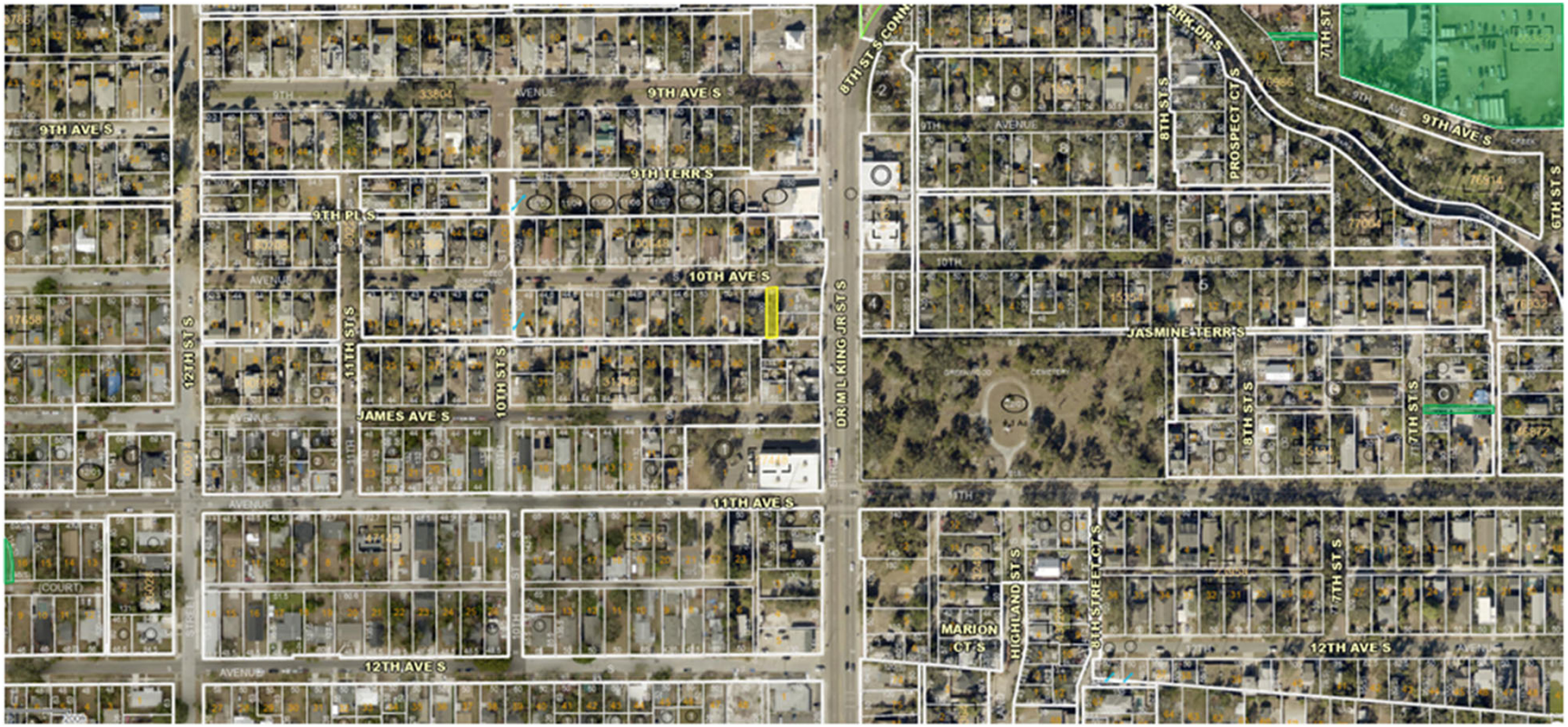




View southward from 10th Ave S toward alley to be vacated.

(Provided by Applicant)

AREA RIGHT-OF-WAY VACATIONS



COMMENTS

City Staff and Private Utilities

- Water Resources and Engineering do not object to the vacation. There are no City facilities in the right-of-way and no plans to use it in the future. Recommendations from their review memos:

    - Water Resources: The Applicant's lots (Lots 1, 2, 3 and 4) should be replatted into one parcel so there is complete access to the sewer line in the alleys farther to the west.

    - After the alley is vacated, it will become private property, therefore Engineering requires return of the brick material to the City, and assurance that the street lights are re-assigned to the private property, not the City's account.

- Transportation and Parking Management, Police, Fire and Sanitation have no objections.

- Duke Energy and Charter/Spectrum have facilities in the alley. Granting easements to them is a recommended condition of approval.

PUBLIC COMMENTS

- There have been no comments or objections from the public.
- Letters of support were received from the Campbell Park, 13th Street Heights and Historic Roser Park Neighborhood Associations and the Dr. MLK (9th Street) Business Association (included in the application and Staff Report).
- No comments were received from the Bartlett Park Neighborhood Association or CONA.

DRC HEARING OUTCOME

- The application was heard by the DRC at the February 4, 2026 public hearing (DRC Case 25-33000019).
- No objectors appeared. Steven Morrison, President of the Campbell Park Neighborhood Association, testified in support of the application.
- The DRC voted unanimously (5-0) to approve the vacation application as submitted.

STAFF RECOMMENDATION:

Approval of the Right-of-Way Vacation

Subject to the Recommended Conditions of Approval:

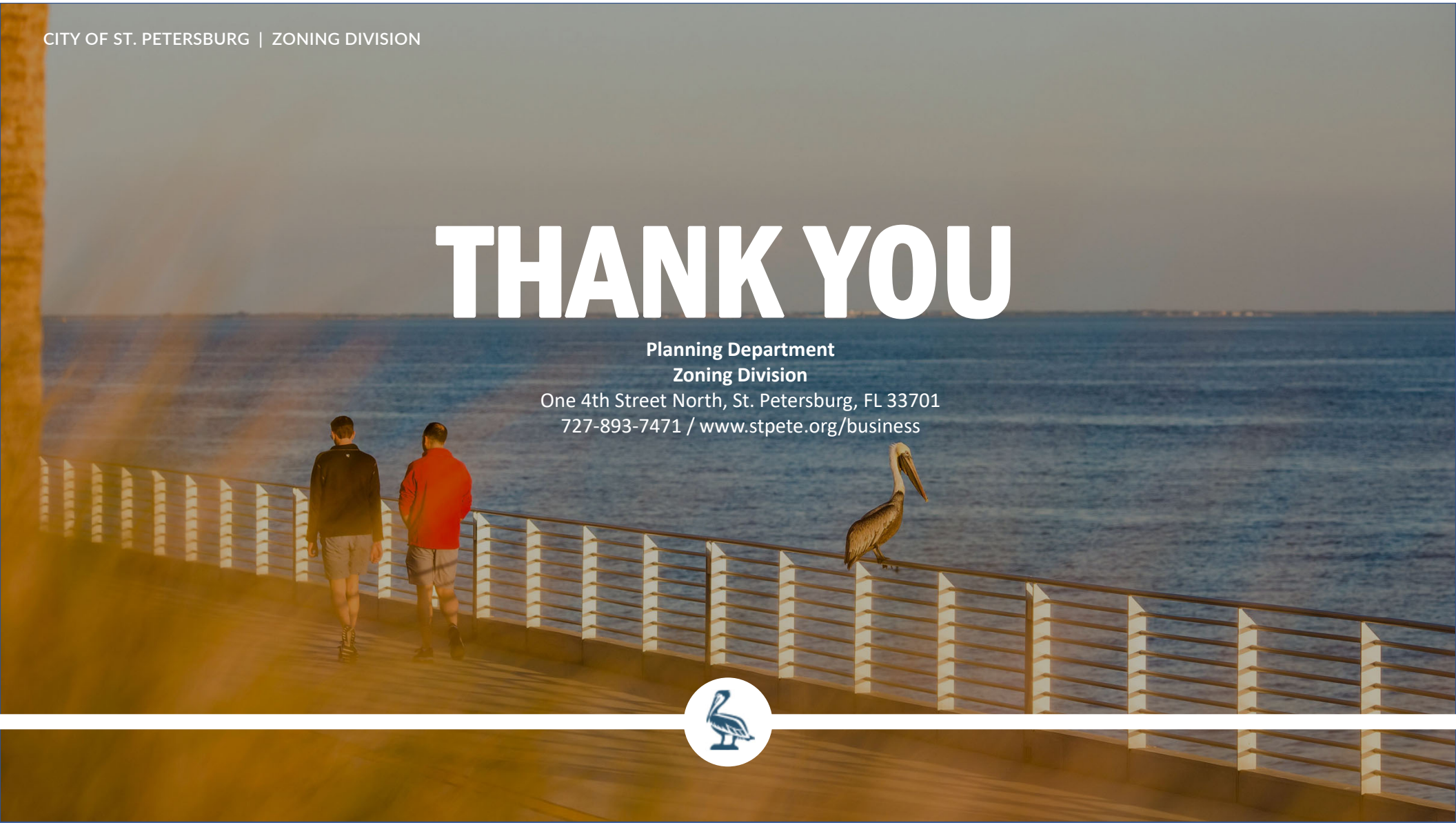
1. A replat of the alley and abutting properties located in the CCT-1 Zoning District is required.

2. The Applicant shall comply with the Water Resources Review Memo dated December 16, 2025 and the Engineering Review Memo dated December 29, 2025.

3. The Applicant shall provide easements to Duke Energy and Charter/Spectrum to cover their facilities in the alley.

4. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.

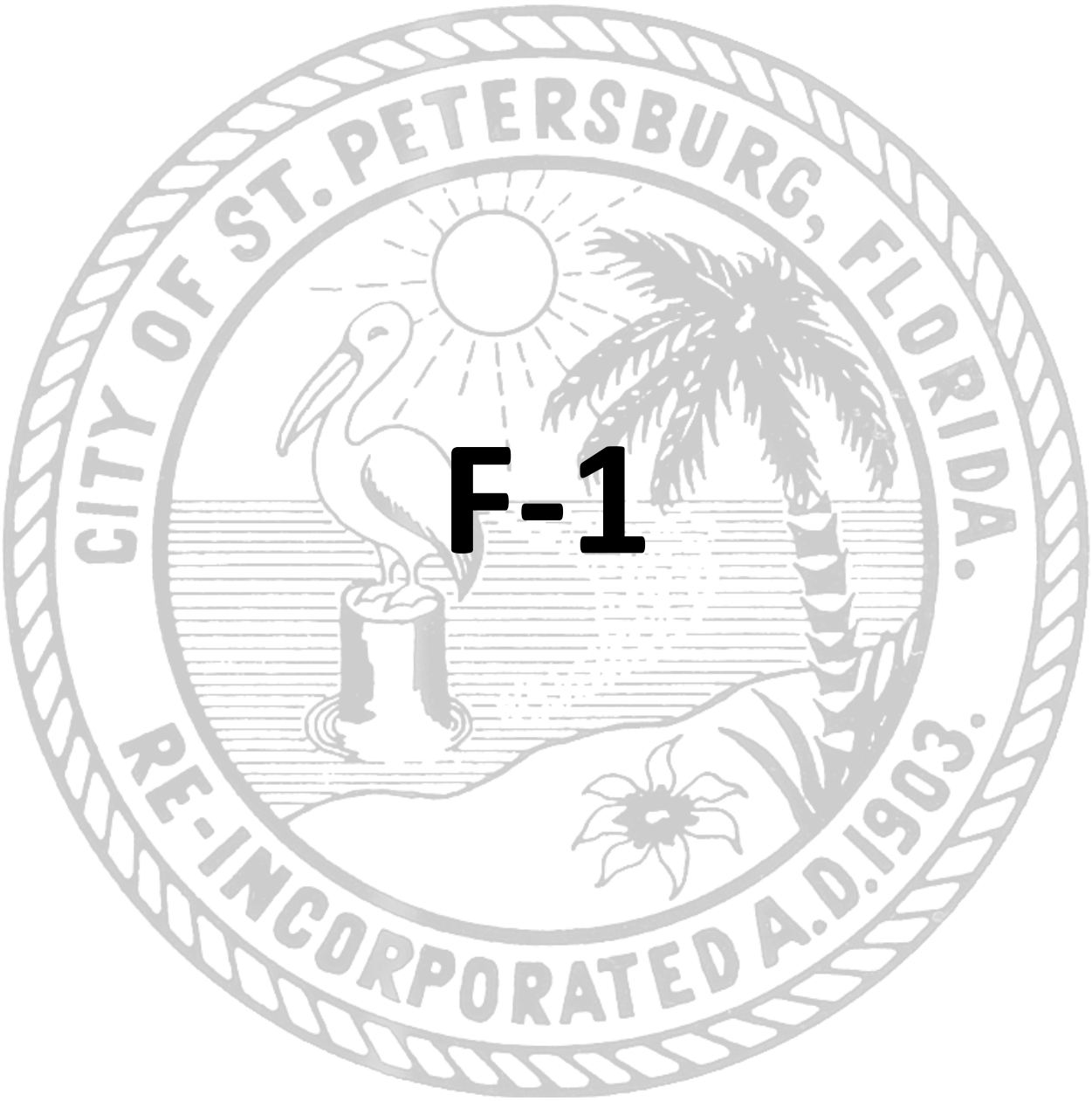
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.



THANK YOU

Planning Department
Zoning Division
One 4th Street North, St. Petersburg, FL 33701
727-893-7471 / www.stpete.org/business

The following page(s) contain the backup material for Agenda Item: Excelsior University BSN Prelicensure Program
Please scroll down to view the backup material.



F-1

CITY COUNCIL AGENDA
REPORT ITEM

DATE: March 11, 2026

TO: The Honorable Members of City Council

SUBJECT: Excelsior University BSN Prelicensure Program

PRESENTER: Dr. Tisha LeCouve DNP, MSN/Ed, RN, Department Chair

SCHEDULE FOR COUNCIL ON: March 26, 2026

Brandi Gabbard
Council Member, District 2

EXCELSIOR UNIVERSITY

Prelicensure Bachelor of Science in Nursing

St. Petersburg, Florida Hybrid

Dr. Tisha LeCouve DNP, MSN/Ed, RN
Department Chair Prelicensure BSN

March 26, 2026

Excelsior University:

- Founded in 1971 as a not-for-profit distance learning institution for adult learners.
- We meet students where they are both academically and geographically.
- Offering 40+ degree programs across 6 areas of study.
- The average age of our student is 35 years old.
- Fun Fact: Youngest graduate was 9 and oldest 90 years old!

Accreditation:

- Excelsior University is an accredited institution as a member of the Middle States Commission on Higher Education (MSCHE).

ACCREDITATION COMMISSION FOR EDUCATION IN NURSING
ACEN
ACCREDITED

ABET
Engineering Technology Accreditation Commission

IACBE
MEMBER WITH ACCREDITED PROGRAMS

NATIONAL SECURITY AGENCY
UNITED STATES OF AMERICA

U.S. DEPARTMENT OF HOMELAND SECURITY

CENTERS OF ACADEMIC EXCELLENCE IN CYBERSECURITY
CAE
COMMUNITY

Why a Bachelor of Science in Nursing?

- Leads to Licensure: Graduates qualify to sit for the NCLEX Exam.
- Florida Nursing Shortage: 60,000 Nurses needed in the next 10 Years.
- Aging Workforce: 40% of current nurses are nearing retirement.
- Explore many areas of nursing practice:
  - Medical-Surgical
  - Pediatrics
  - Maternal-Newborn
  - Mental Health
  - Community Health
  - Nursing Leadership

Bachelor of Science in Nursing (Hybrid):

Hybrid Program:

- Didactic Courses – Online-with exams in person-on site
- Labs (67.5 Hours) – In person-on site
- Simulation (168 Hours) – In person-on site
- Clinicals (562.5 Hours) – In person-local clinical sites

Bachelor of Science in Nursing (Hybrid):

The program is 120 total credits:

❖ General Education	33 Credits
❖ Major Core	56 Credits
❖ University	4 Credits
❖ Pre-reqs. to Major Core	44 Credits
❖ Nursing Electives	15 Credits

Transfer Credit:

- Prior Learning Credit: https://www.excelsior.edu/start-with-more-credit/

- General Education – C- or Above, No Time Limit
- Human Anatomy – C- or Above, 5 Years
- Physiology Lecture/Lab – C- or Above, 5 Years
- Pathophysiology – C- or Above, 5 Years
- General Chemistry – C- or Above, 5 Years
- Microbiology Lecture/Lab – C- or Above, 5 Years

Bachelor of Science in Nursing (Hybrid): Year 1

Year 1

Year 1 - Term 1

INL102	Information Literacy ZTC	+
IND101	Cornerstone A: Foundations	+
SOC101	Introduction to Sociology ZTC	+

Year 1 - Term 2

ENG101A	Advanced Composition ALT ZTC	+
MAT114	Intermediate Algebra	+

Year 1 - Term 3

BIO115	Anatomy and Physiology I (Non Lab)	+
BIO115L	Anatomy and Physiology I Lab	+
PSY101	Introduction to Psychology I ALT	+

Year 1 - Term 4

BIO116	Anatomy and Physiology II (Non Lab)	+
BIO116L	Anatomy and Physiology II Lab	+
PSY235	Lifespan Developmental Psychology	+

Year 1 - Term 5

ENG102A	Advanced Composition II ALT ZTC	+
BIO212	Microbiology	+
BIO212L	Microbiology Lab	+

Year 1 - Term 6

IND203	Introduction to Professional Ethics ZTC	+
HUM306	Creative Problem Solving ALT ZTC	+
CHE101	General Chemistry I	+

Bachelor of Science in Nursing (Hybrid): Year 2

Year 2

Year 2 - Term 1

BIO214	Nutrition
PSY360	Social Psychology ALT

Year 2 - Term 2

MAT201	Statistics
HUM307	Critical Thinking ALT

Year 2 - Term 3

BIO213	Pathophysiology
NUR124	Health Assessment I
NUR124L	Health Assessment I Lab

Year 2 - Term 4

NUR129	Fundamentals of Nursing
NUR129L	Fundamentals of Nursing Lab
NUR129C	Fundamentals of Nursing Clinical
NUR130	Cultural Diversity in Nursing

Year 2 - Term 5

NUR220	Adult Complex Health I
NUR220C	Adult Complex Health I Clinical

Year 2 - Term 6

NUR221	Women, Children, and Families
NUR221C	Women, Children, and Families Clinical
COMM210	Interpersonal Communication ALT

Bachelor of Science in Nursing (Hybrid): Year 3

Year 3

Year 3 - Term 1

NUR222	Adult Complex Health II
NUR222C	Adult Complex Health II Clinical
SOC240	Addictions in America ALT ZTC

Year 3 - Term 2

NUR326	Mental Health Nursing
NUR326C	Mental Health Nursing Clinical

Year 3 - Term 3

NUR345	Comprehensive Healthcare Through the Lifespan
NUR345C	Comprehensive Healthcare Through the Lifespan Clinical

Year 3 - Term 4

NUR350	Clinical Nursing Practicum
NUR350C	Clinical Nursing Practicum Clinical

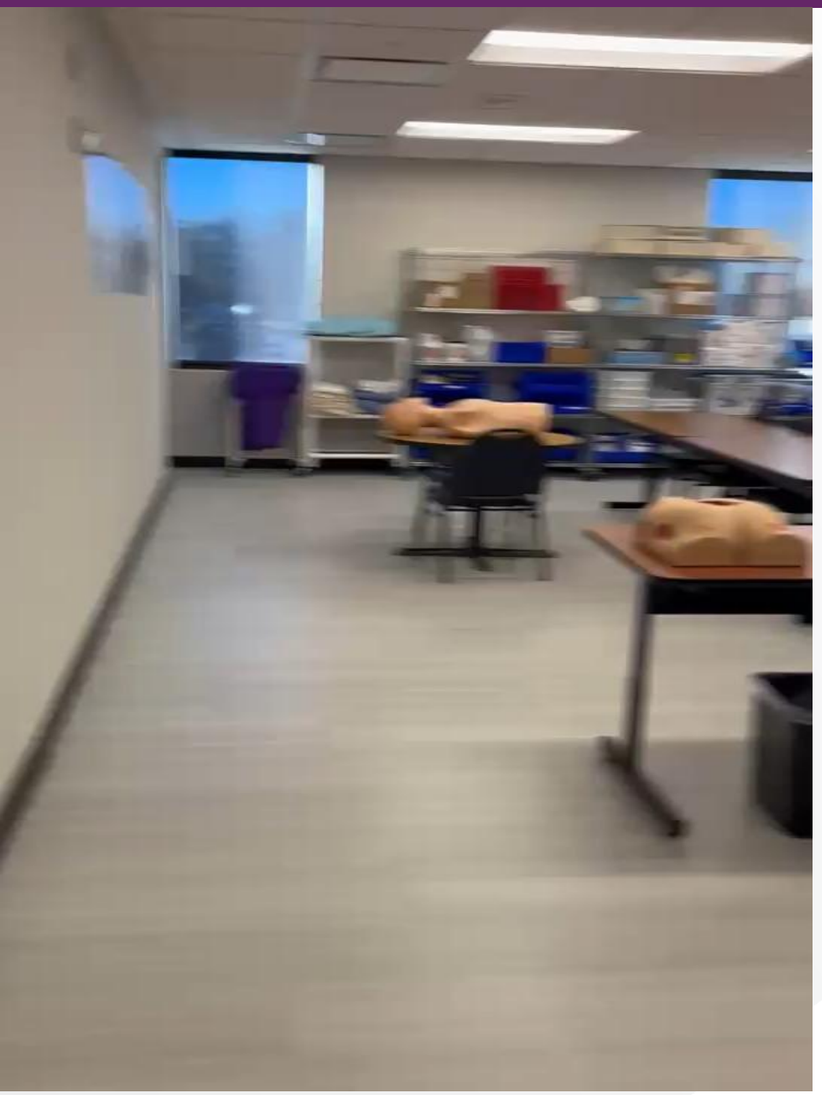
Year 3 - Term 5

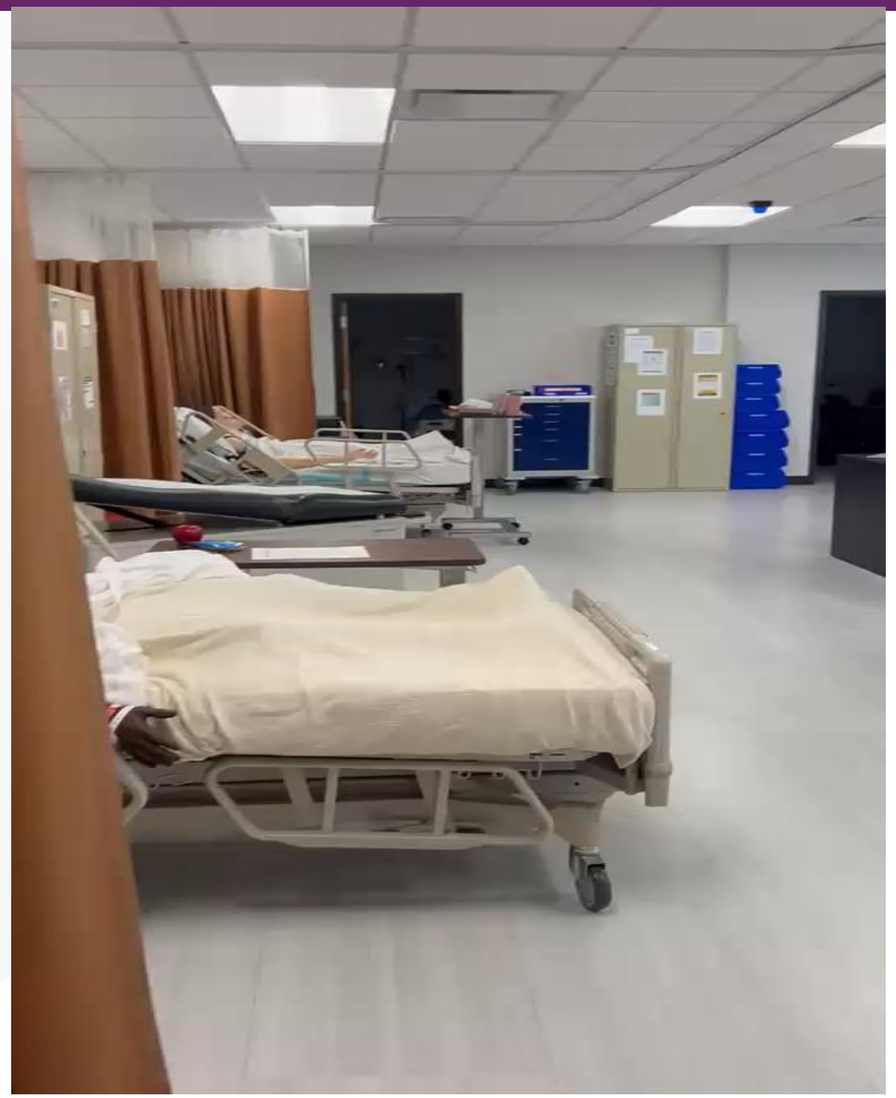
NUR443	Foundations in Nursing Research
NUR455	Community and Public Health Nursing Clinical
NUR455C	Community and Public Health Nursing

Year 3 - Term 6

NUR465	Pre-Licensure Baccalaureate Nursing Capstone
NUR465C	Pre-Licensure Baccalaureate Nursing Capstone Clinical

Nursing Labs & Simulation Center:







Financing Student Education:

Cost per Credit Hour: $618

*Tuition, Academic Service Fee, Technology Fee

*Additional ATI Fees applied during NUR course

- $618 x 120 = $74,160
- $618 x 90 = $55,620
- $618 x 60 = $37,080

- Financial Aid
- Tuition Reimbursement
- Veteran Benefits
- Cash Paying
- Upfront
- Payment Plan

Partnerships: https://www.excelsior.edu/partners/

Admissions Process:

- Step-by-step process on our Admissions page:
  - https://www.excelsior.edu/admissions/
- Order *official* transcripts (No unofficial transcripts accepted).

Excelsior University
Office of the Registrar
7 Columbia Circle
Albany, NY 12203-5159

- Submit any exams, trainings, and certificates (prior credit evaluation).
- Submit the FAFSA: School Code 014251.
- Start the online application (no application fee).

Additional Next Steps:

- Email: partneradmissions@excelsior.edu
- Complete TEAS: https://www.atitesting.com/teas/register
- Create a Castle Branch Account: https://login.castlebranch.com/login
  - Package Code XC21 (Background check and Drug Test)

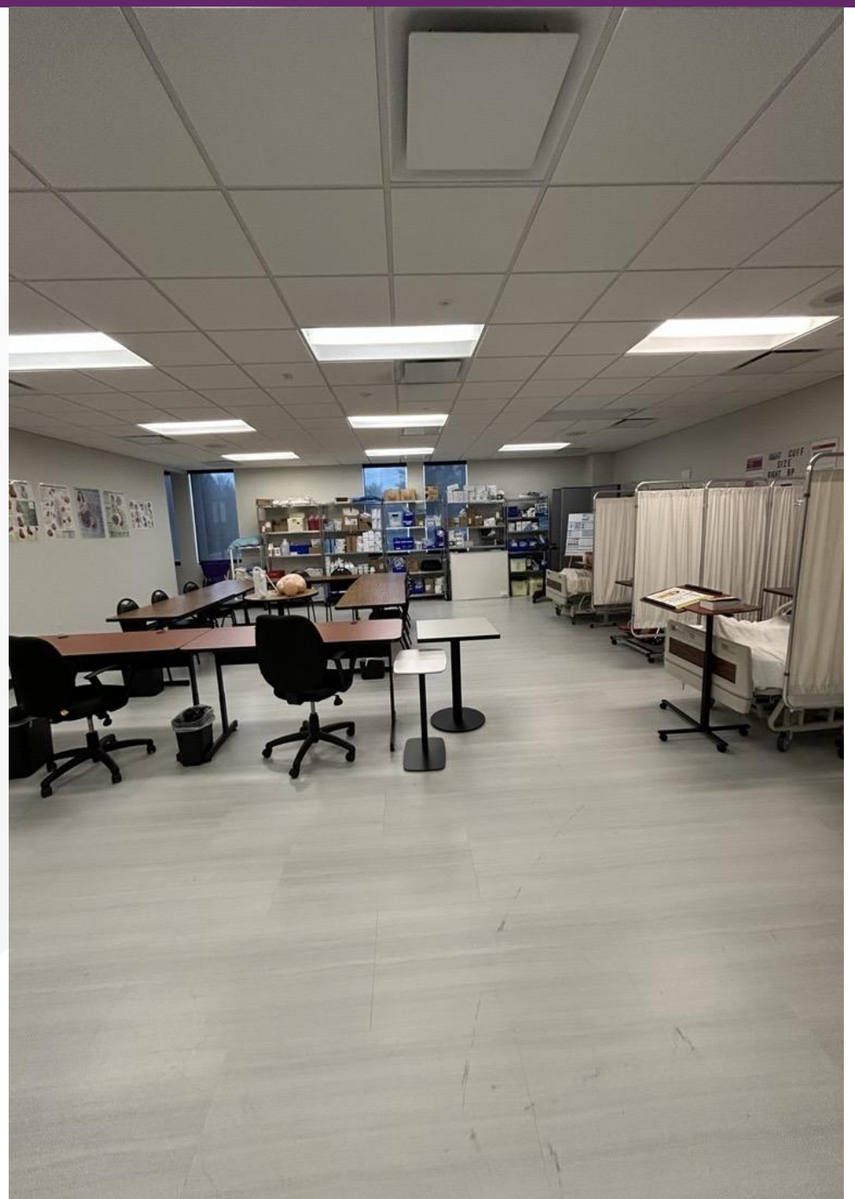
OPEN HOUSE ALERT!!!

April 1st from 10 am -7pm

9400 4th St N, Ste 100, St. Petersburg, FL 33702

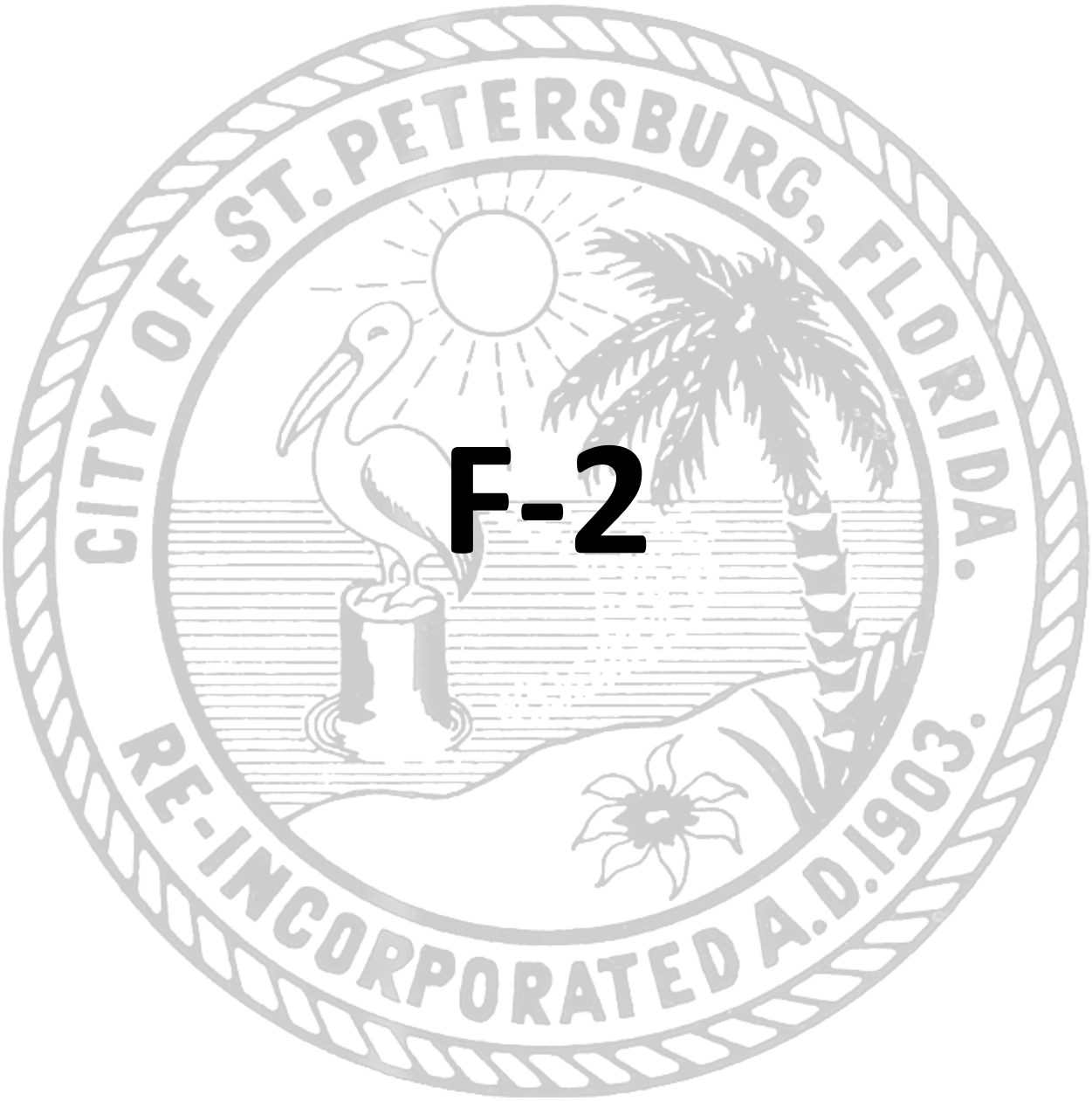
Questions:







The following page(s) contain the backup material for Agenda Item: A resolution approving the second amendment to the Agreement between the City of St. Petersburg, Florida and BMS CAT, LLC (BMS CAT) dated October 31, 2024, as amended, to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and to increase the contract price in an amount not to exceed $25,653.91; providing that the total contract amount shall not exceed $5,679,501.91; authorizing the Mayor or his designee to execute the second amendment; and providing an effective date.
Please scroll down to view the backup material.



F-2

ST. PETERSBURG CITY COUNCIL
Meeting of March 26, 2026

Report

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

FROM: Beth Herendeen, Managing Director, City Development Administration

SUBJECT: A resolution approving the second amendment to the Agreement between the City of St. Petersburg, Florida and BMS CAT, LLC ("BMS CAT") dated October 31, 2024, as amended, to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and the increase the contract price in an amount not to exceed $25,653.91; providing that the total contract amount shall not exceed $5,679,501.91; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date.

EXPLANATION: On October 9, 2024 Hurricane Milton made landfall in St. Petersburg, blowing off portions of the Tropicana Field roof and allowing water to enter areas of the stadium. On October 10, City staff walked through the stadium and began planning for its remediation, repair and reopening.

Through an emergency order, City Administration approved $666,353.29 for the removal of the damaged roof fabric and initial remediation and protection of the site. On October 31, City Council approved an additional $6,486,671 for continued remediation and protection efforts. Engineering and Capital Improvements and City Development Administration continued assembling a team to tackle the stadium repair project.

In November 2024, City Council approved nearly $24 million to replace the PTFE fabric roof but wisely reversed that decision later in the same meeting after team officials told the media during a recess that they preferred a monetary buyout over repairing the stadium.

To keep the remediation and potential repair project on track, City Council approved $1,809,272 in December 2024 for additional sheet metal removal and preconstruction services for both the roof and non-roof repairs.

The Rays notified the City on December 30, 2024 that contrary to their November statement, they did want the City to repair Tropicana Field and expected it to be ready for the 2026 season. City staff and all contracted parties shifted into the highest gear to meet the April 2026 deadline.

In a series of votes from January through September 2025, City Council approved a variety of items including Guaranteed Maximum Price packages for 1) roof replacement; 2) metal panel repair and replacement; 3) catwalk electric and sports lighting; and 4) non-roof repairs including architectural, audio/video, MEP and sports specialty items.

The total amount approved for all remediation and repair necessary to reopen Tropicana Field for Major League Baseball was $59,699,513.82.

As of March 12, 2026, the stadium is on track to be ready for the home opener on April 6, at an estimated maximum cost of $57,699,000.

To date the City has received $10.8 million from insurance proceeds, $16.5 million in FEMA funding has been obligated and an additional $2.75 million allocation from the Florida Department of Emergency Management (FDEM) is anticipated. The City continues to work with its insurance providers, FEMA and FDEM to maximize additional reimbursements.

Administration and City Development would like to thank all City Departments and Contractors who worked tirelessly to make Tropicana Field ready to welcome fans for the 2026 season, including:

- Engineering and Capital Improvements
- Building and Permitting
- Risk Management
- Legal
- Audit
- Budget
- Finance
- Procurement
- Stormwater, Pavement and Traffic Operations
- St. Pete Fire Rescue - Prevention Division
- Lighthouse Advisors – Owner's Representative
- AECOM Hunt – Construction Manager
- Hennessy Construction Services – Construction Manager
- ASD SKY - Architect
- BMS CAT – Remediation, Protection and Sanitization
- Greenfield Environmental – Environmental Testing
- Contemporary Services Corporation – Site Security

Additionally, Administration is requesting an increase in the contract price for BMS CAT in an amount not to exceed $25,653.91 to cover additional sanitization services rendered after the roof was installed and all mechanical systems were put back into service. This $25,653.91 is included in the total projected cost.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving the second amendment to the Agreement between the City of St. Petersburg, Florida and BMS CAT, LLC ("BMS CAT") dated October 31, 2024, as amended, to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and the increase the contract price in an amount not to exceed $25,653.91; providing that the total contract amount shall not exceed $5,679,501.91; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date.

Cost/Funding/Assessment Information: Funding has been previously appropriated in the Tropicana Field Fund (1208), Enterprise Facilities Department, City Development Administration Division (282-1241).

Attachments: Resolution

Approvals:

Administration	Budget

RESOLUTION NO. 2026-____

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND BMS CAT, LLC ("BMS CAT") DATED OCTOBER 31, 2024, AS AMENDED, TO EXPAND THE SCOPE OF WORK FOR BMS CAT TO PROVIDE ADDITIONAL SANITIZATION SERVICES AT TROPICANA FIELD AND TO INCREASE THE CONTRACT PRICE IN AN AMOUNT NOT TO EXCEED $25,653.91; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $5,679,501.91; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tropicana Field sustained damages as a result of Hurricane Milton; and

WHEREAS, on October 31, 2024, the City of St. Petersburg, Florida ("City") and BMS CAT, LLC ("BMS CAT") entered into an agreement for BMS CAT to perform remediation and protection work to remediate existing damage and minimize/avoid further damage to Tropicana Field in the amount of $3,986,671; and

WHEREAS, on June 5, 2025, the City and BMS CAT entered in the First Amendment to expand the scope of work for BMS CAT to provide continued services to remediate damage to Tropicana Field and mitigate further damage to Tropicana Field until the roof could be replaced and to increase the contract price in an amount not to exceed $1,667,177; and

WHEREAS, the City desires to further amend the agreement to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and to increase the contract price in an amount not to exceed $25,653.91; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Second Amendment to the agreement between the City of St. Petersburg, Florida and BMS CAT, LLC ("BMS CAT") dated October 31, 2024, as amended, to expand the scope of work for BMS CAT to provide additional sanitization services at Tropicana Field and to increase the contract price in an amount not to exceed $25,653.91 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed $5,679,501.91.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL:

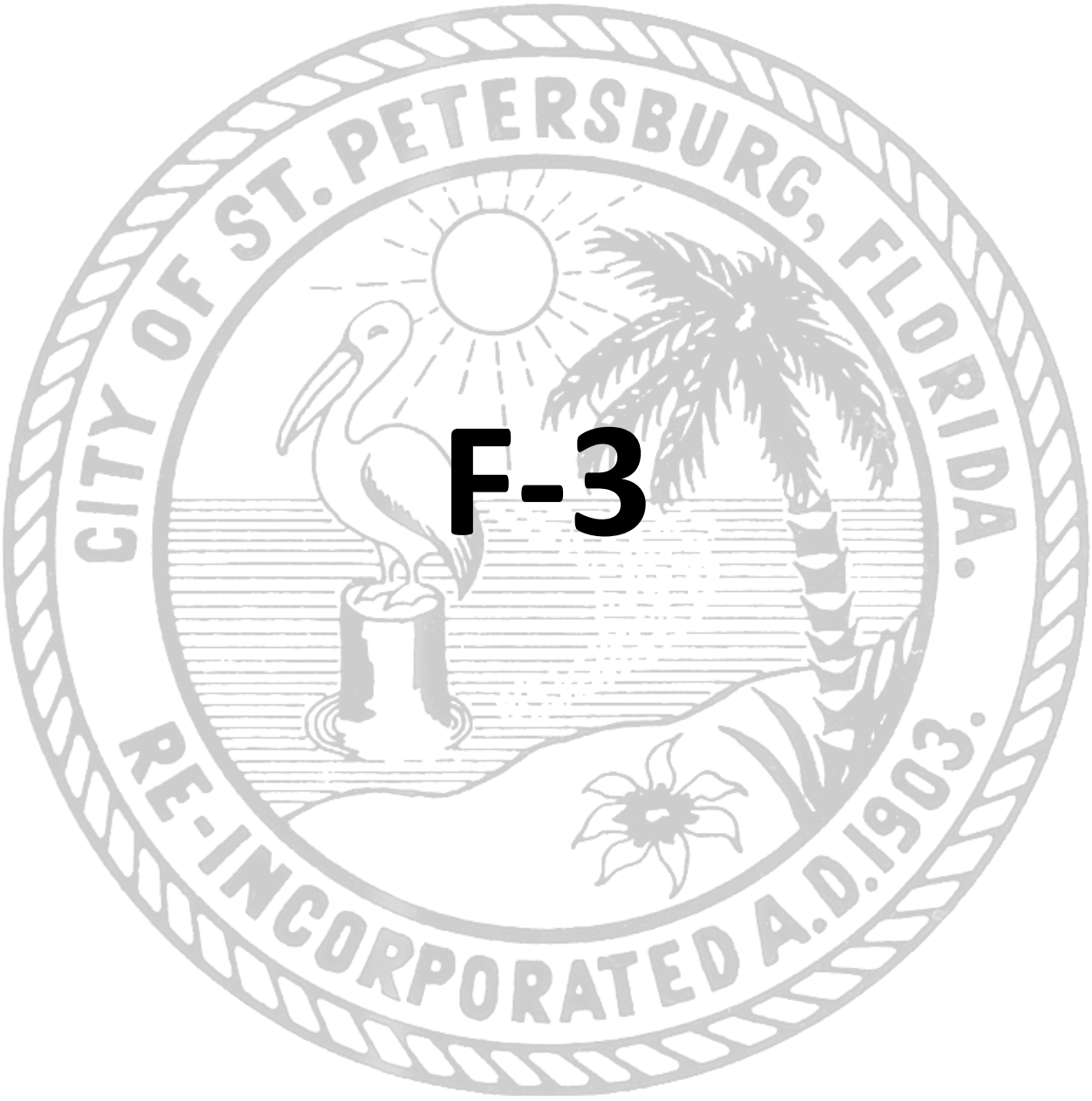


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DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: Transportation Disadvantaged Program Agreement - Amendment
Please scroll down to view the backup material.



F-3

ST. PETERSBURG CITY COUNCIL
Reports
Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

SUBJECT: A resolution approving the first amendment to the Transportation Disadvantaged Program Agreement ("First Amendment") between the City of St. Petersburg and the Pinellas Suncoast Transit Authority to increase the maximum annual subsidy from $175,000 to $250,000; approving a supplemental appropriation in the amount of $75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the City's Attorney's Office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment and all other necessary documents; and providing an effective date.

EXPLANATION: The City of St. Petersburg entered into a three-year agreement with one two-year automatic renewal option with the Pinellas Suncoast Transit Authority (PSTA) on October 19, 2023 to enable the City to subsidize fares for PSTA's Transportation Disadvantaged ("TD") Program to eligible City residents. The state-funded TD Program provides reduced-cost transportation for life-sustaining trips to Pinellas County residents whose gross household income is at or below 200% of the poverty level and lack access to alternative forms of transportation. PSTA provides trips to citizens who qualify for the TD Program through reduced-cost bus passes, door-to-door service if a disability prevents use of a bus, and TD Late Shift service for an overnight job when bus service is unavailable. Individuals able to access and ride a bus can qualify for either a 10 (non-consecutive) day bus fare or a 31-day unlimited ride bus fare, for $5.00 and $11.00 per month, respectively. The TD Program is well utilized by PSTA riders. In FY25, most riders paid the standard fare (50.2%), followed by TD discount pass riders (28.0%), U-Pass riders (17.4%), riders with bikes (3.8%), and wheelchair riders (0.6%).

The nominal rate required of TD users is a financial barrier to some who participate, or would participate, if the passes were entirely free, particularly households living below the poverty line and homeless individuals residing in St. Petersburg. The City and PSTA began discussions about removing the barrier to utilizing the TD Program in 2023. The City agreed to pay PSTA $6.00 for each TD (Monthly) Pass issued to eligible City clients who are also clients of the Pinellas County Health Department. For eligible City residents who are not Health Department clients, the City agreed to pay PSTA $11.00 for each TD Monthly Pass and $5.00 for each TD 10-Day Pass issued. Given the TD Program's utilization in 2023, it was estimated that it would cost the City approximately $136,000 to buy down the costs for all eligible participants. By removing the financial barrier and through awareness efforts, it was expected that additional St. Petersburg residents would be able to participate in the program. Accordingly, the agreement allows for 28% utilization growth with a $175,000 per year maximum City contribution. If PSTA has issued TD passes, which cause the fare subsidy to total $150,000 in any fiscal year, it is required to notify the City promptly. The City can choose to increase the maximum subsidy. Alternatively, once the annual maximum is reached, participants would be required to pay the nominal amount until funds are replenished the following fiscal and contract year.

The popularity of the subsidized TD passes has grown steadily over the last two years. In FY24, the City paid a total of $130,795 for the TD passes over eleven months. In FY25, the City paid $179,018 for the TD passes over twelve months, slightly exceeding the maximum City contribution. As it was a small amount and language in the agreement allowed for it, City staff agreed to cover the overage due to the rapid growth in popularity of the TD program towards the end of the fiscal year. The City paid for 16,808 monthly passes in FY25. The subsidy assisted 1,401 residents per month on average, a 24% increase over FY24. Every month starting in April 2025 has exceeded $14,583.33, which is the average monthly payment needed to remain within the $175,000 maximum contribution. The subsidy continues to be popular in FY26. The cost of the subsidy reached its highest level yet in October 2025, at $20,252. Administration recommends that the maximum contribution be raised from $175,000 to $250,000, which will require a supplemental appropriation of $75,000 from the Parking Revenue Fund (1021).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving the first amendment to the Transportation Disadvantaged Program Agreement ("First Amendment") between the City of St. Petersburg and the Pinellas Suncoast Transit Authority to increase the maximum annual subsidy from $175,000 to $250,000; approving a supplemental appropriation in the amount of $75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245); authorizing the City's Attorney's Office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment and all other necessary documents; and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: A portion of the funding in the amount of $175,000 has been previously appropriated in the Parking Revenue Fund (1021), Transportation and Parking Management Department, Parking Facilities Management Division (281-1245). Additional funding will be available to cover the increased subsidy after the approval of a supplemental appropriation in the amount of $75,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245).

ATTACHMENTS: Resolution
First Amendment to Transportation Disadvantaged ProgramAgreement
Presentation

APPROVALS: Administration: _____

Budget: Patricia Pena

Resolution No. 2026- ____

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE TRANSPORTATION DISADVANTAGED PROGRAM AGREEMENT ("FIRST AGREEMENT") BETWEEN THE CITY OF ST. PETERSBURG AND THE PINELLAS SUNCOAST TRANSIT AUTHORITY TO INCREASE THE MAXIMUM ANNUAL SUBSIDY FROM $175,000 TO $250,000; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $75,000 FROM THE UNAPPROPRIATED BALANCE OF PARKING REVENUE FUND (1021) TO THE TRANSPORTATION AND PARKING MANAGEMENT DEPARTMENT, PARKING FACILITIES MANAGEMENT DIVISION (281-1245); AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FIRST AMENDMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT AND ALL OTHER NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pinellas Suncoast Transit Authority ("PSTA") strives to increase public transportation ridership in Pinellas County; and

WHEREAS, the City of St. Petersburg ("City") wishes to support and encourage transit ridership by residents of the City by offering a subsidized fare to eligible residents under PSTA's existing Transportation Disadvantaged ("TD") Program; and

WHEREAS, the TD Program is a state-funded program that provides reduced-cost transportation for life-sustaining trips to Pinellas County residents whose gross household income is at or below 200% of poverty and do not have alternative forms of transportation, such as automobile ownership, rides from household members, or free bus passes through PSTA's U-Pass and C-Pass Program; and

WHEREAS, PSTA provides trips to citizens who qualify for the TD Program through reduced-cost bus passes, door-to-door services if a citizen's disability prevents the use of a bus, and TD Late Shift service for an overnight job when bus service is not available; and

WHEREAS, the City and PSTA entered into an agreement on October 19, 2023 for the City to subsidize bus fares for the TD Program to eligible residents of the City of St. Petersburg; and

WHEREAS, the agreement is effective for a three (3) year period that terminates on September 30, 2026 with an automatic renewal provision for a further term of two (2) years; and

WHEREAS, the City agreed to contribute up to $175,000 per term year to subsidize fares for City residents eligible under the TD Program and this funding is available in the Parking Revenue Fund (1021), Transportation & Parking Management Department, Parking Facilities Management (281-1245); and

WHEREAS, due to the growing popularity of the TD Program amongst City residents, $175,000 is anticipated to be insufficient to cover the cost of the program for each year remaining in the Agreement term; and

WHEREAS, City Administration and PSTA wish to amend the Agreement to increase the maximum annual subsidy from $175,000 to $250,000; and

WHEREAS, a supplemental appropriation of $75,000 is needed to cover the increased cost of the TD Program in FY26 in order that qualified residents are not turned away from participation late in the year.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the first amendment to the Transportation Disadvantaged Program agreement ("First Amendment") between the City of St. Petersburg and the Pinellas Suncoast Transit Authority to increase the maximum annual subsidy from $175,000 to $250,000 is hereby approved.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Parking Revenue Fund (1021) the following supplemental appropriation for FY26.

Parking Revenue Fund (1021)	
Transportation and Parking Management Department,	
Parking Facilities Management Division (281-1245)	$75,000

BE IT FURTHER RESOLVED that the City Attorney's office is authorized to make non-substantive changes to the First Amendment.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment and all other necessary documents.

This Resolution shall become effective immediately upon its adoption.

APPROVALS:

Legal: Christina Boussias

00867119.docx

Department: Evan Mory

Evan Mory, Director,
Transportation and Parking
Management Department

Budget: E Makofske

FIRST AMENDMENT TO AGREEMENT FOR TRANSPORTATION DISADVANTAGED PASSENGER FARE SUBSIDY

THIS FIRST AMENDMENT ("First Amendment") is made and entered into this _____ day of _____, 2026 ("Effective Date"), by and between the CITY OF ST. PETERSBURG, a political subdivision of the state of Florida (the "City") and the PINELLAS SUNCOAST TRANSIT AUTHORITY, an independent special district created by Chapter 2000-424, Laws of Florida, as amended, ("PSTA") (collectively, the "Parties"), to amend that certain Agreement for Transportation Disadvantaged Passenger Fare Subsidy dated October 19, 2023 (the "Agreement").

RECITALS

WHEREAS, the Parties entered into the Agreement on October 19, 2023 to provide subsidized fares for PSTA's Transportation Disadvantage Program to eligible residents of the City of St. Petersburg; and

WHEREAS, the Parties wish to amend the Agreement to increase the maximum annual subsidy from $175,000 to $250,000; and

WHEREAS, pursuant to paragraph 14 of the Agreement, the Agreement may be amended only in writing executed by the Parties.

NOW THEREFORE, for and in consideration of the foregoing recitals (all of which are adopted as an integral part of this First Amendment), the mutual promises, covenants, and conditions herein contained and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the City and PSTA agree as follows:

1. **RECITALS**. The above recitations are true and correct and are incorporated herein by reference.

2. **PARAGRAPH 3(iii) OF THE AGREEMENT IS AMENDED TO READ AS FOLLOWS:**

   3(iii). The City's subsidy of fares for Eligible City Clients under this paragraph 3 shall not exceed a total of Two Hundred and Fifty Thousand U.S. Dollars ($250,000) ("Contract Cap") per fiscal year (October 1 through September 30) during the term of this Agreement.

3. **PARAGRAPH 4.c OF THE AGREEMENT IS AMENDED TO READ AS FOLLOWS:**

   4.c. When PSTA has issued TD Passes under paragraph 3 of this Agreement which causes the fare subsidy provided by the City to total Two Hundred Twenty Five Thousand Dollars

($225,000) in any fiscal year, PSTA will promptly notify the City. The City shall have ten (10) days from the date of such notice to provide written notice to PSTA if the City wishes to increase the maximum subsidy under paragraph 3(iii) of this Agreement, at which time the Parties may agree in writing to a new, increased Contract Cap for the then-current fiscal year. If the City fails to provide such notice within said ten (10) days, PSTA's obligation to provide Monthly Passes pursuant to paragraph 3 above for the then-current fiscal year shall cease immediately upon issuing TD Passes that cause the fare subsidy provided by the City to total $250,000 during that fiscal year.

4. PARAGRAPH 5. OF THE AGREEMENT IS AMENDED TO READ AS FOLLOWS:

a. All notices required to be delivered by one party to the other shall be given either by personal delivery, electronic mail, fax, or U.S. certified mail return receipt requested. Notice shall be effective upon delivery if by personal delivery or electronic mail, upon transmission confirmation if sent by fax, and upon receipt as shown on return if sent by certified mail unless such mailing is returned unclaimed, in which case such notice shall be deemed effective as of the date of mailing. The names and addresses of the persons authorized to receive notice on behalf of each party are as follows:

If to PSTA:
Brad Miller, Chief Executive Officer
Pinellas Suncoast Transit Authority
3201 Scherer Drive
St. Petersburg, Florida 3371 6
Fax No. (727) 540-1913

If to City:
Director, Transportation & Parking Mgt.
City of St. Petersburg
One 4th Street N.
St. Petersburg, FL 33701
Fax No. 727-551-3326

With a required copy to:

PSTA, General Counsel
Bryant Miller Olive
400 N. Tampa Street, Suite 1600
Tampa, FL 33602
Fax: (813) 223-2705

b. Either party may change its address or designated persons by giving written notice of such change to the other party pursuant to the terms of this paragraph.

5. CONFLICTS

All other provisions of the Agreement not specifically amended by this First Amendment shall remain in full force and effect. To the extent that this First Amendment conflicts with the Agreement, the provisions of this First Amendment shall govern.

6. EFFECTIVE DATE OF FIRST AMENDMENT

This First Amendment shall be effective upon the Effective Date.

7. COUNTERPARTS AND ELECTRONIC SIGNATURES

This First Amendment may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument. This First Amendment may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this First Amendment and shall be treated in all respects as an original handwritten signature.

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

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment as of the day and year first written above.

CITY OF ST. PETERSBURG, FLORIDA

By:_____

Title: _____

ATTEST

_____

City Clerk

(SEAL)

Approved as to Form and Content:

_____

City Attorney (Designee) 00873075.docx

PINELLAS SUNCOAST TRANSIT AUTHORITY

By:_____

Brad Miller, Chief Executive Officer

ATTEST

_____

Rachel Cappolla, Executive Assistant

Approved as to form:

_____

General Counsel



March 26, 2026

Transportation Disadvantaged Program - Bus Pass Subsidy

Amendment to City-PSTA Agreement

Transportation Disadvantaged (TD) Program - Bus Pass Subsidy

- The City entered into a 3-year agreement with one 2-year automatic renewal option with PSTA on 10/19/23 to subsidize monthly bus passes for City residents who qualify for PSTA's TD Program
- Estimated to cost $136k to buy down the costs for all eligible participants based on Program's utilization in 2023
- Agreement allows for a maximum City contribution of $175k per year
- Popularity of subsidized passes has grown steadily each fiscal year
- Recommend the maximum annual subsidy be increased to $250k

PSTA's TD Bus Fare Program

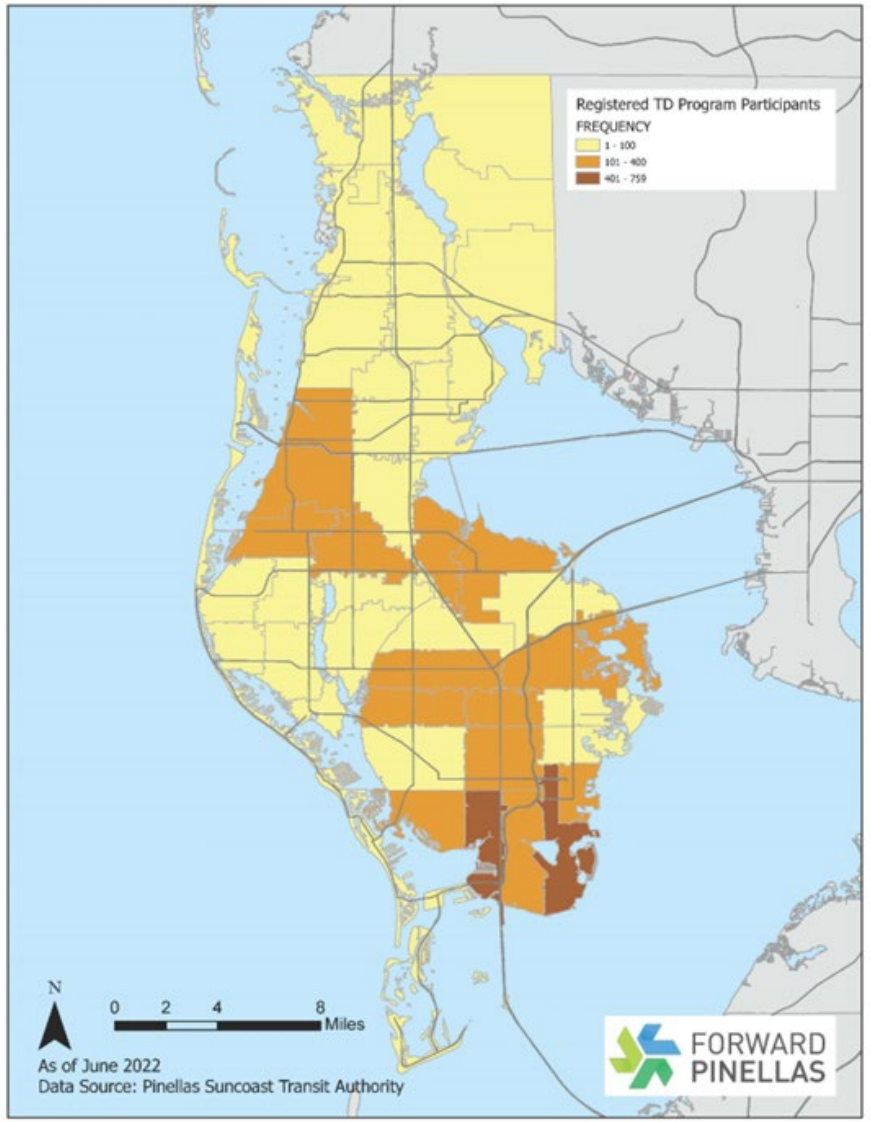
- PSTA's TD Bus Fare Program provides reduced-cost transportation to Pinellas County residents who meet certain criteria, such as:
  - Documented gross household income is at or below 200% of the federal poverty level
  - Do not have access to a car or rides from household members
  - Do not receive a free bus rides through another program
- 10-day non-consecutive bus pass for $5
- 31-day unlimited bus pass for $11

Reasons for TD Program Subsidy

- Consistent with Objective T1 1 of Comprehensive Plan
  - “The City shall provide equitable transportation service to all residents and accommodate the special transportation needs of the elderly, disabled, low-income citizens and other transit dependent persons.”
- While TD bus passes cost significantly less than regular passes, the price would still be a barrier to some residents and this program affords the city a meaningful way to further reduce a financial burden for many residents who need public transit for some or all of their mobility needs, as evidenced in the increasing popularity of the TD program utilization in St. Petersburg

TD Program Utilization

- St. Petersburg has a higher utilization rate of TD Program than most areas of Pinellas County
- Mid to high levels of utilization in many neighborhoods throughout the City



Current TD Program Subsidy

- The City subsidizes the TD Program costs for City residents as follows:
  - Pinellas County Health Department client
    - City pays PSTA $6 for each monthly pass
  - Not a Pinellas County Health Department client
    - City pays PSTA $11 for each monthly pass and $5 for each TD 10-day pass issued
- Greater program awareness and cost elimination have encouraged a higher demand and the growth has been steady

Fiscal Year	Annual Cost (Actual or Projected)	Average Monthly Cost	Average Monthly Passes
FY24 (11 months)	$130,795	$11,890	1,133
FY25	$179,018	$14,918	1,401
FY26 (4 months)	$229,581 (Projected)	$19,132	1,787

Recommendation

- Authorize the Mayor, or his designee, to execute the first amendment to the TD Program agreement between the City and PSTA
  - Increase the maximum annual subsidy from $175k to $250k
- Approve a supplemental appropriation in the amount of $75,000
  - From the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation and Parking Management Department, Parking Facilities Management Division (281-1245)

CITY OF ST. PETERSBURG

Transportation Disadvantaged Program - Bus Pass Subsidy

Amendment to City-PSTA Agreement

March 26, 2026

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a review of the draft findings and recommendations for the Connecting South St. Petersburg CRA Mobility Study. (Vice-Chair Floyd - Staff Request)
Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Honorable Chair Lisset Hanewicz, & Members of City Council

DATE: March 6, 2026

COUNCIL DATE: March 26, 2026

RE: Referral to the Housing, Land Use & Transportation Committee for a discussion on the Connecting South St. Petersburg CRA Mobility Study

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ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a review of the draft findings and recommendations for the Connecting South St. Petersburg CRA Mobility Study.

City staff, along with staff from PSTA and the consulting firm HDR and its subconsultants, have been engaging with stakeholders and reviewing plans & data related to mobility and transportation access within the South St. Petersburg Community Redevelopment Area. Staff have requested to bring the resultant draft findings and recommendations to the HLUT committee for the purpose of sharing information, answering questions, and receiving input from Committee and other present Council Members as they work with the consultant team towards finalizing the report.

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

HLUT Committee Richie Floyd
Council Vice Chair, District 8

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion on creating a vessel exclusion zone within the lagoon at Coquina Key Park. (Council Member Driscoll)
Please scroll down to view the backup material.



G-2

CITY COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 5. 2026

COUNCIL DATE: March 26, 2026

RE: Referral to the Public Services and Infrastructure Committee for a discussion on creating a vessel exclusion zone within the lagoon at Coquina Key Park.

ACTION DESIRED:

Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion on creating a vessel exclusion zone within the lagoon at Coquina Key Park.

Council Member Gina Driscoll
District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on the designation of the City of St. Petersburg as a bird sanctuary in accordance with Florida Administrative Code Rule 68A-19.002. (Council Member Driscoll)
Please scroll down to view the backup material.



G-3

CITY COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 5. 2026

COUNCIL DATE: March 26, 2026

RE: Referral to the Public Services and Infrastructure Committee for a Discussion on the designation of the City of St. Petersburg as a bird sanctuary.

ACTION DESIRED:

Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on the designation of the City of St. Petersburg as a bird sanctuary in accordance with Florida Administrative Code Rule 68A-19.002.

Attachment
Florida Administrative Code Rule 68A-19.002

Council Member Gina Driscoll
District 6

68A-19.002 Establishment of Restricted Hunting Areas, and Bird Sanctuaries, Procedure.

(1) The Commission may establish bird sanctuaries for the protection of all birds and other wildlife and restricted hunting areas within any developed area upon the written request of the local governmental body having jurisdiction over such areas. In requesting establishment of such restricted hunting areas or bird sanctuaries, the governing body shall, by proper resolution or ordinance, officially agree to assume the responsibility for enforcement of regulations of the Commission which apply to such areas, including posting the area boundary with signs bearing the words "RESTRICTED HUNTING AREA, Hunting by Special Permit Only" or "BIRD SANCTUARY, No Hunting" established by Rule 68A-19.002, F.A.C., which shall be placed at intervals of no more than 500 feet, be easily visible from any point of ingress or egress and provide other necessary notice of such area to the public. Said governing body shall agree to instruct its duly authorized law enforcement personnel to enforce said regulations within the area.

(2) Following receipt of the request of the governing body the Commission shall, through its staff, investigate to ensure that the tract under consideration is sufficiently developed as to preclude recreational hunting in the interest of safety and that its closure will not result in a denial of reasonable and lawful hunting opportunity.

(3) Action by the Commission for the establishment of restricted hunting areas or bird sanctuaries as recommended by its staff shall be taken at its July and January meetings.

Rulemaking Authority Art. IV, Sec. 9, Fla. Const. Law Implemented Art. IV, Sec. 9, Fla. Const. History–New 8-1-79, Amended 6-21-82, Formerly 39-19.02, Amended 5-10-87, 11-23-97, Formerly 39-19.002.

The following page(s) contain the backup material for Agenda Item: March 12, 2026 Budget, Finance, and Taxation Committee - Action Item
Please scroll down to view the backup material.



H-1

REVISED

COUNCIL COMMITTEE REPORT
ACTION ITEM

TO:	Members of City Council
DATE:	March 12, 2026
COUNCIL DATE:	March 26, 2026
RE:	March 12, 2026 Budget, Finance, and Taxation Committee Action Item – Property Insurance Coverage for the Period of April 1, 2026 – March 31, 2026.

ACTION DESIRED:

Respectfully requesting City Council approval of a resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2026.

ATTACHMENT:

Proposed Resolution

Council Chair Lisset Hanewicz
Acting Committee Chair
Budget, Finance, and Taxation Committee

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE PROPOSALS SUBMITTED BY BROWN & BROWN OF FLORIDA, INC. TO PROVIDE PROPERTY INSURANCE COVERAGE EFFECTIVE APRIL 1, 2026, AT A TOTAL ESTIMATED COST OF $9,209,194, WHICH COST INCLUDES THE BROKER FEE TO BE PAID TO BROWN & BROWN OF FLORIDA, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's current property insurance coverage expires on March 31, 2026; and

WHEREAS, due to the limited number of markets for coverage of this nature and the specialized nature of property insurance programs of this scope, it was determined that it would be most advantageous for the City to utilize the firm of Brown & Brown of Florida, Inc. ("Brown & Brown") as its designated broker for the purpose of securing proposals for coverage for the policy period April 1, 2026 to March 31, 2027 at a fixed fee of $82,800 (in lieu of 10% commission); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for properties assigned to the Water Resources Department for a Named Windstorm coverage limit of $100,000,000 with a $200,000,000 All Other Perils coverage limit and Flood annual aggregate ($50,000,000 for all zones and $20,000,000 for zones V & A) with a 5% Named Windstorm and Flood deductible for an annual cost, including National Flood Insurance Policies, Terrorism Coverage, and Loss Engineering fee, of $2,952,459 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for the General Property Program including Tropicana Field for a total insured value of $1,212,206,698 and a coverage limit of $460,000,000 (fire and non-named wind) with a combined coverage limit of $100,000,000 for Named Windstorm per occurrence and Flood annual aggregate with a $50,000,000 sub-limit for Named Windstorm per occurrence and Flood Annual Aggregate on Tropicana Field with a 5% Named Windstorm and Flood deductible with the City self-insuring 10% of the first layer of $50,000,000 coverage for an annual cost of $5,585,804 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured proposals for Boiler & Machinery coverage, Fine Arts coverage, Crime coverage, Cyber Liability coverage, National Flood Insurance Policies, and Terrorism coverage on Tropicana Field, Police Department Non- HQ Property, St. Pete Pier™, City Hall, Albert Whitted Airport, and Al Lang Field for an annual cost of $190,044 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal for the Highly Protected Risk program which includes Police Headquarters for an insured value and limit of $89,990,033, with a Named Windstorm Sublimit of $50,000,000, a Flood Annual Aggregate of $5,000,000, a 5% Named Windstorm deductible, a $500,000 per Flood deductible, and a $100,000 All Other Perils deductible including, Boiler and Machinery coverage, and Terrorism coverage for an annual cost of $398,087 (including taxes and assessments); and

WHEREAS, the coverages identified above will be for a one-year period commencing on April 1, 2026; and

WHEREAS, Section 2-186 (l) of the St. Petersburg City Code requires that the purchase of property insurance must be approved by City Council; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2026, at a total estimated cost of $9,209,194, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL:

00875744

DEPARTMENT:

Christopher M. Guella

COUNCIL COMMITTEE REPORT
ACTION ITEM

TO:	Members of City Council
DATE:	March 12, 2026
COUNCIL DATE:	March 26, 2026
RE:	March 12, 2026 Budget, Finance, and Taxation Committee Action Item – Property Insurance Coverage for the Period of April 1, 2026 – March 31, 2026.

ACTION DESIRED:

Respectfully requesting City Council approval of a resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2026.

ATTACHMENT:

Proposed Resolution

Council Member Copley Gerdes
Committee Chair
Budget, Finance, and Taxation Committee

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE PROPOSALS SUBMITTED BY BROWN & BROWN OF FLORIDA, INC. TO PROVIDE PROPERTY INSURANCE COVERAGE EFFECTIVE APRIL 1, 2026, AT A TOTAL ESTIMATED COST OF $9,209,194, WHICH COST INCLUDES THE BROKER FEE TO BE PAID TO BROWN & BROWN OF FLORIDA, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's current property insurance coverage expires on March 31, 2026; and

WHEREAS, due to the limited number of markets for coverage of this nature and the specialized nature of property insurance programs of this scope, it was determined that it would be most advantageous for the City to utilize the firm of Brown & Brown of Florida, Inc. ("Brown & Brown") as its designated broker for the purpose of securing proposals for coverage for the policy period April 1, 2026 to March 31, 2027 at a fixed fee of $82,800 (in lieu of 10% commission); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for properties assigned to the Water Resources Department for a Named Windstorm coverage limit of $100,000,000 with a $200,000,000 All Other Perils coverage limit and Flood annual aggregate ($50,000,000 for all zones and $20,000,000 for zones V & A) with a 5% Named Windstorm and Flood deductible for an annual cost, including National Flood Insurance Policies, Terrorism Coverage, and Loss Engineering fee, of $2,952,459 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for the General Property Program including Tropicana Field for a total insured value of $1,212,206,698 and a coverage limit of $460,000,000 (fire and non-named wind) with a combined coverage limit of $100,000,000 for Named Windstorm per occurrence and Flood annual aggregate with a $50,000,000 sub-limit for Named Windstorm per occurrence and Flood Annual Aggregate on Tropicana Field with a 5% Named Windstorm and Flood deductible with the City self-insuring 10% of the first layer of $50,000,000 coverage for an annual cost of $5,585,804 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured proposals for Boiler & Machinery coverage, Fine Arts coverage, Crime coverage, Cyber Liability coverage, National Flood Insurance Policies, and Terrorism coverage on Tropicana Field, Police Department Non- HQ Property, St. Pete Pier™, City Hall, Albert Whitted Airport, and Al Lang Field for an annual cost of $190,044 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal for the Highly Protected Risk program which includes Police Headquarters for an insured value and limit of $89,990,033, with a Named Windstorm Sublimit of $50,000,000, a Flood Annual Aggregate of $5,000,000, a 5% Named Windstorm deductible, a $500,000 per Flood deductible, and a $100,000 All Other Perils deductible including, Boiler and Machinery coverage, and Terrorism coverage for an annual cost of $398,087 (including taxes and assessments); and

WHEREAS, the coverages identified above will be for a one-year period commencing on April 1, 2026; and

WHEREAS, Section 2-186 (l) of the St. Petersburg City Code requires that the purchase of property insurance must be approved by City Council; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2026, at a total estimated cost of $9,209,194, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL:

00875744

DEPARTMENT:

Christopher M. Guella

The following page(s) contain the backup material for Agenda Item: February 26, 2026 Economic and Workforce Development Committee - Action Item
Please scroll down to view the backup material.



H-2

COUNCIL COMMITTEE REPORT
ACTION ITEM

TO:	Members of City Council
DATE:	March 13, 2026
COUNCIL DATE:	March 26, 2026
RE:	February 26, 2026 Economic and Workforce Development Committee Action Item – Support for the Economic Development Agency (EDA) and the Pinellas County Employment Sites grants proposals

ACTION DESIRED:

Respectfully requesting City Council approval of a request for Administration to support the Economic Development Agency (EDA) and the Pinellas County Employment Sites grants proposals, with the St. Petersburg Innovation District and the St. Petersburg Downtown Partnership providing technical assistance and support to the City's team for the grant applications.

Council Member Gina Driscoll
Committee Chair
Economic and Workforce Development Committee

The following page(s) contain the backup material for Agenda Item: March 12, 2026 Committee of the Whole - Action Item
Please scroll down to view the backup material.



H-3

COUNCIL COMMITTEE REPORT
ACTION ITEM

TO:	Members of City Council
DATE:	March 16, 2026
COUNCIL DATE:	March 26, 2026
RE:	March 12, 2026 Committee of the Whole Action Item – A Resolution Appointing Mark Viggiano and David Harbeitner to the Community Benefits Advisory Council (CBAC) Standing Committee

ACTION DESIRED:

Respectfully requesting City Council approval of a resolution appointing Mark Viggiano and David Harbeitner to the Community Benefits Advisory Council (CBAC) Standing Committee.

ATTACHMENT:

Proposed Resolution

Council Chair Lisset Hanewicz
Committee Chair
Committee of the Whole

RESOLUTION NO. 2026 _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPOINTING MARK VIGGIANO AND DAVID HARBEITNER TO THE COMMUNITY BENEFIT ADVISORY COUNCIL ("CBAC") STANDING COMMITTEE FOR RESPECTIVE TERMS OF THREE (3) YEARS BEGINNING ON APRIL 15, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 22, 2021, City Council approved a Community Benefit Program ("CBP") which included Resolution 2021-336 establishing the Community Benefit Advisory Council ("CBAC"); and

WHEREAS, on April 14, 2022, City Council approved a new Resolution 2021-336 ("Advisory Resolution"), which superseded previous resolutions related to the establishment of the CBAC and provided that there shall be a CBAC and a CBAC Standing Committee; and

WHEREAS, the Advisory Resolution provides that the CBAC Standing Committee shall consist of four members from four (4) different City Council Districts (each a "Standing Member"); and

WHEREAS, the Advisory Resolution further provides that City Council shall appoint two (2) Standing Members and the Mayor shall appoint two (2) Standing Members; and

WHEREAS, on April 14, 2022, the City Council appointed two (2) CBAC Standing Members whose four-year terms are set to expire in April 2026; and

WHEREAS, on March 12, 2026 at a Committee of the Whole meeting, City Council considered a pool of applicants and recommended that Mark Viggiano, from City Council District 8, and David Harbeitner, from City Council District 4, be appointed as Standing Members for respective three (3) year terms beginning on April 15, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Mark Viggiano, from City Council District 8, and David Harbeitner, from City Council District 4, are hereby appointed as Standing Members of the CBAC Standing Committee for respective three (3) year terms beginning on April 15, 2026.

This resolution shall become effective immediately upon adoption.

Approvals:

Legal: _____

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The following page(s) contain the backup material for Agenda Item: A resolution approving the settlement of the lawsuit of Leighton Williams v. City of St. Petersburg, United States District Court, Case No. 8:24-CV-01230-NHA and providing an effective date.
Please scroll down to view the backup material.



I-1

RESOLUTION NO._____

A RESOLUTION APPROVING THE SETTLEMENT OF THE LAWSUIT OF LEIGHTON WILLIAMS V. CITY OF ST. PETERSBURG, UNITED STATES DISTRICT COURT, CASE NO. 8:24-CV-01230-NHA AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the settlement in the matter of Leighton Williams v. City of St. Petersburg, in the United States District Court, Case No. 8:24-CV-01230-NHA, in the amount of $90,000.00 for a total settlement is approved.

BE IT FURTHER RESOLVED that the City Administration and the City Attorney's Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

/s/ Sarah A. Lucker
Sarah Lucker
City Attorney (designee)
868435

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1679
Please scroll down to view the backup material.



J-1

ST. PETERSBURG CITY COUNCIL

MEETING OF: MARCH 26TH 2026

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for
Lot Clearing Number (s) **LCA 1679**

EXPLANATION: The Sanitation Department has cleared the following number of properties under Chapter 16 of the St. Petersburg City Code. The interest rate is **8%** per annum on the unpaid balance.

LCA:	**1679**
NUMBER OF STRUCTURES	**12**
ASSESSABLE AMOUNT:	**$2,733.73**

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:
The total assessable amount of **$2,733.73** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

Special Assessments Division
FINAL ASSESSMENT ROLL
3-26-2026

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1679 81576	LAWRENCE, SHIRLEY J 1406 E POINSETTIA AVE TAMPA FL 336126969	07 32 17 05598 007 0140 BAY VISTA PARK REPLAT 1ST ADD BLK 7, E'LY 50FT OF LOT 14 & W'LY 25FT OF LOT 15	782 64TH AVE S	184.38
LCA 1679 81577	5425 INVESTMENTS LLC 30 N GOULD ST STE R SHERIDAN WY 828016317	27 31 16 15408 002 0130 CHILDS PARK BLK 2, LOTS 13 & 14	3427 21ST AVE S	344.74
LCA 1679 81578	IMH 4 LLC 1922 FOREST VIEW DR PALM HARBOR FL 346836608	25 31 16 20232 003 0030 DALY'S SUB REVISED BLK 3, LOTS 3, 4 & 5	1820 12TH AVE S	184.38
LCA 1679 81579	GOTTA PLAN B LLC 7336 CLARIES DR SARASOTA FL 342431612	30 31 17 46404 008 0020 KERR ADD BLK 8, LOT 2	610 PARIS AVE S	184.38
LCA 1679 81580	SMITH, CARRIE 1428 14TH ST S SAINT PETERSBURG FL 337052412	25 31 16 51138 000 0030 LENEVES SUB LOT 3	1421 14TH ST S	184.38
LCA 1679 81581	B & M INVESTMENTS LLC PO BOX 56809 SAINT PETERSBURG FL 337326809	25 31 16 54954 004 0060 MANSFIELD HEIGHTS BLK 4, LOT 6 & 15FT STRIP ON S	1341 PRESTON ST S	184.38
LCA 1679 81582	B-MUSED LLC PO BOX 5162 LARGO FL 33779	36 31 16 63792 005 0030 OHIO PARK BLK 5, LOT 3	2040 22ND AVE S	344.74

Special Assessments Division
FINAL ASSESSMENT ROLL
3-26-2026

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1679 81583	HERSEY-JAMES, CLARISSA EST 1795 17TH ST S SAINT PETERSBURG FL 337122813	25 31 16 68760 000 0010 PHOENIX PARK N 83FT OF LOT 1 & E 75FT OF LOT 2 & E 75FT OF N 55 FT OF UNNUMBERED TRACT	1795 17TH ST S	184.38
LCA 1679 81584	GORDON, BRENDA 2400 1ST AVE N SAINT PETERSBURG FL 337138821	23 31 16 78390 021 0010 ST PETERSBURG INVESTMENT CO SUB BLK 21, LOTS 1 & 2	2400 1ST AVE N	224.47
LCA 1679 81585	CANVAS ON CENTRAL LLC 820 15TH ST N SAINT PETERSBURG FL 337051235	23 31 16 78390 022 0130 ST PETERSBURG INVESTMENT CO SUB BLK 22, LOT 13	2421 1ST AVE S	264.56
LCA 1679 81586	CANVAS ON CENTRAL LLC 820 15TH ST N SAINT PETERSBURG FL 337051235	23 31 16 78390 022 0140 ST PETERSBURG INVESTMENT CO SUB BLK 22, LOT 14	2417 1ST AVE S	264.56
LCA 1679 81587	3105 WISMER LLC JD SFR 2021-FL LLC 1840 DERHAKE RD FLORISSANT MO 630336432	12 31 16 91566 000 0670 TOWNSEND'S SUB LOT 67	3128 21ST ST N	184.38

TOTAL NUMBER OF ASSESSMENTS: 12 TOTAL ASSESSMENT AMOUNT: 2,733.73

LOT CLEARING NUMBER 1679

COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED	AMOUNT TO BE ASSESSED
LOT CLEARING COST	**$ 1,953.73**
ADMINISTRATIVE FEE	**$ 780.00**
TOTAL:	**$ 2,733.73**

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1679 ("LCA 1679") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT NOTICE(S) OF LIEN(S) WILL BE FILED BY THE POD IN THE OFFICE OF THE CITY CLERK AND MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1679 ("LCA 1679") have been submitted by the POD (i.e., person officially designated) to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council met at the time and place specified in the notice and heard any and all objections that any affected party wished to offer as to why said assessments should not be made final.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1679 ("LCA 1679") as liens against the respective real property upon which such costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on LCA 1679 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that notice(s) of the lien(s) will be filed by the POD in the office of the City Clerk and may be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00873889

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Securing Number SEC 1295
Please scroll down to view the backup material.



J-2

ST. PETERSBURG CITY COUNCIL

MEETING OF: MARCH 26, 2026

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number **SEC 1295**

EXPLANATION: Codes Compliance Assistance has secured the attached structures which were found to be unfit or unsafe under Chapter 8 of the St. Petersburg City Code. The interest rate is 8% per annum on the unpaid balance.

SEC:	**1295**
NUMBER OF STRUCTURES	**14**
ASSESSABLE AMOUNT:	**$21,051.83**

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:
The total assessable amount of **$21,051.83** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____ **AGENDA NO.** _____

Special Assessments Division
FINAL ASSESSMENT ROLL
3-26-2026

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1295 08306	JANI, BIMBISAR 8210 4TH ST N SAINT PETERSBURG FL 337023606	06 32 17 03708 003 0260 BAYOU BONITA BLK 3, LOT 26	3930 MIRAMAR WAY S	1,095.09
SEC 1295 08307	MCBRIDE, MARY S 4955 5TH AVE S SAINT PETERSBURG FL 337072601	21 31 16 07182 012 0060 BELLECREST HEIGHTS BLK 12, LOT 6	4955 5TH AVE S	2,012.16
SEC 1295 08308	AZZAM PROPERTIES CORPORATION TRE 4740 1ST AVE N LAND TRUST 108 W 13TH ST WILMINGTON DE 198011145	21 31 16 14562 008 0050 CENTRAL PARK REV BLK 8, LOTS 5 AND 6	4740 1ST AVE N	4,581.12
SEC 1295 08309	STEPHENS, LETITIA 2940 PHILADELPHIA RD NE CONYERS GA 300122316	25 31 16 29682 013 0130 FRUITLAND HEIGHTS PLAT B BLK M, LOT 13	1945 19TH ST S	2,403.06
SEC 1295 08310	CHAPEL OF SPIRITUAL DIVINITY 1707 1/2 16TH ST S SAINT PETERSBURG FL 337052531	25 31 16 53334 000 0080 LUPTON'S COURT LOT 8	1700 PRESCOTT ST S	410.57
SEC 1295 08311	WALTERS, WINSTON 979 LOMA BONITA DR DAVENPORT FL 338379252	25 31 16 54954 002 0090 MANSFIELD HEIGHTS BLK 2, LOT 9	1371 16TH ST S	395.21
SEC 1295 08312	OTTE, NANCY M EST 1029 56TH AVE N SAINT PETERSBURG FL 337032120	36 30 16 60696 005 0130 NORTH EUCLID EXTENSION NO. 1 BLK 5, LOT 13	1029 56TH AVE N	1,471.71

Special Assessments Division
FINAL ASSESSMENT ROLL
3-26-2026

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1295 08313	ROGERS, MARY S 11147 SPRING POINT CIR SARASOTA FL 33579	36 31 16 73350 002 0080 PYRAMID HEIGHTS BLK 2, LOT 8	2434 UNION ST S	2,020.06
SEC 1295 08314	EDMOND, JABAAR J 200 2ND AVE S UNIT 112 SAINT PETERSBURG FL 337014313	27 31 16 75402 000 1390 RIDGEWOOD TERRACE LOT 139	3643 16TH AVE S	292.66
SEC 1295 08315	POWERS, RAYMOND DELEON JR 1811 MASSACHUSETTS AVE NE SAINT PETERSBURG FL 337034318	04 31 17 81450 007 0240 SHOREACRES CENTER BLK 7, LOT 24	1811 MASSACHUSETTS AVE NE	2,341.68
SEC 1295 08316	PRO DEVELOPMENT USA LLC 8400 NW 36TH ST STE 450 DORAL FL 331666606	04 31 17 81558 026 0050 SHORE ACRES OVERLOOK SEC BLK 26, PARTIAL REPLAT BLK 26, LOT 5	4401 HELENA ST NE	876.71
SEC 1295 08317	ARJEN HOMES LLC PO BOX 206 LUTZ FL 335480206	08 31 17 83574 000 4150 SNELL ISLE BRIGHTBAY UNIT 3 W 56 FT OF LOT 415 & E'LY 30 FT OF LOT 414	1076 SNELL ISLE BLVD NE	715.26
SEC 1295 08318	WATSON, DAVID JR 3899 WAHOO DR SE SAINT PETERSBURG FL 337054041	25 31 16 90936 000 0061 TIFFANY'S ADD N 1/2 OF LOT 6	1146 JAMES AVE S	1,418.73
SEC 1295 08319	PRODIGI GROUP INVESTMENTS LLC 6830 CENTRAL AVE STE C SAINT PETERSBURG FL 337071208	22 31 16 99090 008 0070 WOODSTOCK SUB BLK H, LOT 7	4446 6TH AVE S	1,017.81

Special Assessments Division
FINAL ASSESSMENT ROLL
3-26-2026

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT

TOTAL NUMBER OF ASSESSMENTS: 14 TOTAL ASSESSMENT AMOUNT: 21,051.83

BUILDING SECURING NUMBER SEC 1295

COST/FUNDING/ASSESSMENT INFORMATION

CATEGORY	AMOUNT TO BE ASSESSED
SECURING COST	$ 14,940.00
MATERIAL COST	$ 4,671.30
LEGAL AD	$ 810.53
ADMIN. FEE	$ 630.00
TOTAL:	**$ 21,051.83**

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1295 ("SEC 1295") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT A NOTICE(S) OF LIEN(S) SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the requirements set forth in Chapter 8 of the St. Petersburg City Code, the City has secured certain properties; and

WHEREAS, the structures so secured are listed on Securing Building No. 1295 ("SEC 1295"); and

WHEREAS, Section 8-270 of the St. Petersburg City Code provides that City Council shall assess the entire cost of such securing against the property upon which such costs were incurred and that such costs when assessed shall become a lien upon the property superior to all other liens, except taxes; and

WHEREAS, the City Council held a public hearing on March 26, 2026, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1295 ("SEC 1295") as liens against the respective real property upon which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on SEC 1295 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that a notice(s) of lien(s) shall be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00873890

The following page(s) contain the backup material for Agenda Item: Ordinance 799-Z, an ordinance amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 3.84-acre parcel, located at 7701 22nd Avenue North, from Neighborhood Suburban 1 (NS-1) to Institutional Center/Institutional (IC/I); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date. (Quasi-judicial)
Please scroll down to view the backup material.



J-3

ST. PETERSBURG CITY COUNCIL

Meeting of March 26, 2026

TO: The Honorable Chair Lisset Hanewicz and Members of City Council

SUBJECT: **City File ZM-20**: Private initiated application for the Science Center, a 3.84-acre parcel, located at 7701 22nd Avenue North, requesting an amendment to the Official Zoning Map from Neighborhood Suburban – 1 (NS-1) to Institutional Center/Institutional (IC/I).

ORDINANCE 799-Z, an ordinance amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 3.84-arce parcel, located at 7701 22nd Avenue North, from Neighborhood Suburban – 1 (NS-1) to Institutional Center/Institutional (IC/I); providing for repeal of conflicting ordinances and provision thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: None.

Community Planning and Preservation Commission (CPPC): On Tuesday February 10, 2026, the CPPC held a public hearing regarding this matter and unanimously voted in favor of making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the rezoning.

Previous City Council Action: On March 5, 2026, City Council conducted first reading for the proposed ordinances and set the public hearing for March 26,2026.

Recommended City Council Action:
1) CONDUCT the second reading of the attached proposed ordinance; AND
3) APPROVE the proposed ordinance.

Attachments: Ordinance 799-Z, CPPC Staff Report, and draft CPPC Minutes.

ORDINANCE NO. 799-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 3.84-ACRE PARCEL, LOCATED AT 7701 22ND AVENUE NORTH, FROM NEIGHBORHOOD SUBURBAN – 1 (NS-1) TO INSTITUTIONAL CENTER/INSTITUTIONAL (IC/I); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following site currently designated Nieghborhood Suburban – 1 (NS-1) as shown on "Attachment A":

NORTHWEST WATER RECLAMATION FACILITY BLK 1, LOT 3

Parcel ID Number:

07-31-16-61605-001-0030

Zoning District

From: Neighborhood Suburban – 1 (NS-1)

To: Institutional Center/Institutional (IC/I)

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

SECTION 3. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. 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 4. This ordinance, having been heard at a duly noticed quasi-judicial public hearing, shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND SUBSTANCE: ZM-20 (Zoning)

/s/ Derek S. Kilborn 02.18.2026

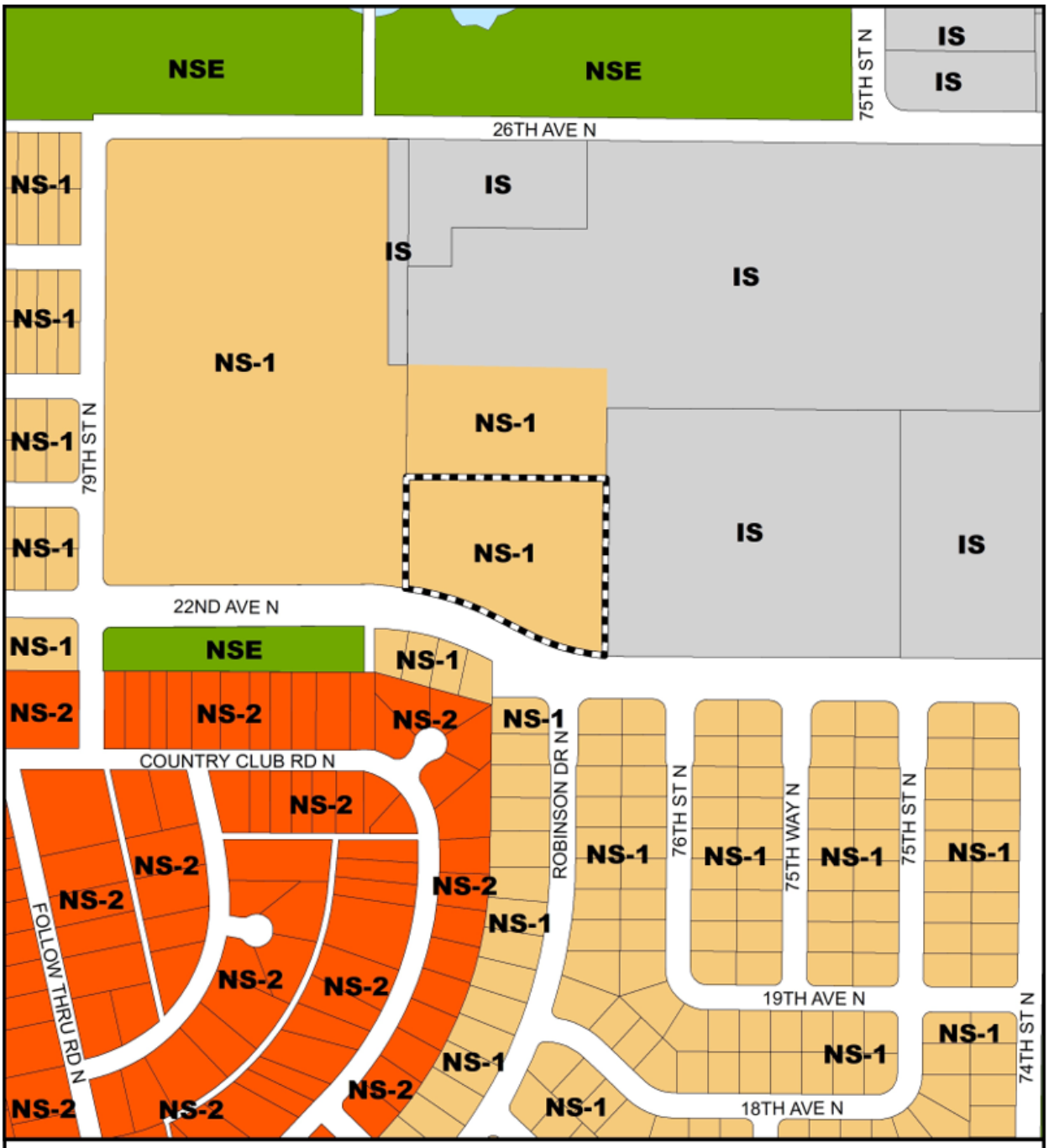
PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE



02/18/2026

ASSISTANT CITY ATTORNEY DATE

ATTACHMENT A



EXISTING ZONING

CITY FILE	From: NS-1 (Neighborhood Suburban Single Family - 1)	To: IC (Institutional Center)	N W E S
ZM-20	SUBJECT AREA		
SCALE: 1 " = 300 '			

Staff Report to the St. Petersburg Community Planning & Preservation Commission
Prepared by the Planning Department,
Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, February 10, 2026
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701.

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

City File: ZM-20

The Science Center - 7701 22nd Avenue North

This is a private-initiated application requesting the Community Planning and Preservation Commission ("CPPC"), in its capacity as the Local Planning Agency ("LPA"), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following proposed amendment to the Official Zoning Map from Neighborhood Suburban - 1 (NS-1) to Institutional Center/Institutional (IC/I) for a 3.84-acre site located at 7701 22nd Avenue North, known as the Science Center.

APPLICANT INFORMATION

APPLICANT/ OWNER:	**St Pete for STEAM LLC** **Sean Williams** 7701 22nd Avenue North St. Petersburg, FL 33710 Sean.williams@carbonae.com
CITY STAFF:	**Britton Wilson, AICP** Planning and Historic Preservation Division Planning Department One 4th Street North St. Petersburg, Florida 33701 Britton.Wilson@stpete.org (727) 551-3542

REQUEST

The applicant is requesting an amendment to the Official Zoning Map from Neighborhood Suburban - 1 (NS-1) to Institutional Center/Institutional (IC/I) for a 3.84-acre site consisting of one parcel located at 7701 22nd Avenue North, which is a developed site that formerly operated as the Science Center. An amendment to change the existing Future Land Use category of Institutional (I) is not being requested nor required. As stated by the applicant, the overall goal is to revitalize the center to accommodate education, assembly, museum, outdoor and other activities, where the purpose of this amendment is to allow for the expanded uses that the new Science Center looks to provide that are not permitted under the current zoning.

SITE DESCRIPTION

Street Address:	7701 22nd Avenue North
Parcel ID No.:	07-31-16-61605-001-0030
Acreage:	3.84 acres
Future Land Use:	Institutional (I)
Zoning:	Neighborhood Suburban - 1 (NS-1) to Institutional Center/Institutional (IC/I)
Countywide Plan Map:	Public/Semi-Public (P/SP)
Existing Use:	Vacant 27,629 square foot educational center, formerly operated as the Science Center, a non-profit organization, dedicated to science, technology, engineering and math (STEM) education and career development for K-12 students.
Surrounding Uses:	North: Northwest Water Reclamation Facility (NWWRF) West: Azalea Middle School South: Single-family homes in the Azalea neighborhood association. East: Vacant industrial land.
Neighborhood Association:	The subject site is located within the Jungle Terrace Civic Association. Located to the south of 22nd Avenue North is the Jungle Prada Neighborhood Association and the Azaelea Neighborhood Association.
City Council District:	District 1, Copley Gerdes

BACKGROUND

The 3.84-acre subject property consists of a single parcel located at 7701 22nd Avenue North, just east of the Azalea Middle School on the north side of 22nd Avenue North within the Jungle Terrace Civic Association. It is the current site of a 27,629 square foot educational center that formerly operated as the Science Center, a non-profit organization, dedicated to science, technology, engineering and math (STEM) education and career development for K-12 students but is now vacant. The parcel adjacent to the north is the site of the Northwest Water Reclamation Facility (NWWRF), located at 7500 26th Avenue North, which provides essential wastewater and reclaimed water service for the Northwest Service Area and areas outside the city limits via interlocal agreements. To the west is Azalea Middle School situated on an 18-acre parcel. To the east is vacant industrial land. To the south of 22nd Avenue North are single-family neighborhoods in the Jungle Prada and Azalea Neighborhood Associations.

The Science Center previously sat on 6.78 acres of land when it was purchased by the City of St. Petersburg in 2019 for the purpose of expanding the adjacent NWWRF site. In 2022, the property was replatted resulting in the division of land that increased the NWWRF site with 3.84 acres remaining for the Science Center site. In 2023, the St. Petersburg Group submitted a formal proposal to purchase the property from the City to

establish a new revitalized Science Center. In January 2026, the City sold the property to the current owner and applicant of this amendment.

As stated in the applicant's narrative, the goal is to reactivate and revitalize the Science Center to act as a destination for education and innovation. The reactivated Science Center will act as a base for Science, Technology, Engineering, Arts and Mathematics (STEAM) education and innovation in St. Petersburg. The new facility will house local nonprofits offering impactful programming, classes, and camps to teach emergent technology to children and foster workforce development in future generations. The Center will be an emergent technologies incubator and center for excellence, offering class-A office space, meeting rooms, a mini convention center and state of the art infrastructure to support innovation with a regional impact. Additionally, the new Center will be an iconic destination offering events, gatherings and experiences highlighting the historic outdoor gardens, the rooftop garden and event space, and the historic rotunda café. Innovation will meet entertainment in the proposed Planetarium, and the Cityverse Hybritorium which will be the first-of-its kind event space built exclusively for hybrid events that will feature multi-level offerings year-round.

The current zoning of Neighborhood Suburban - 1 (NS-1) has been in place since September of 2007 following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. The property to the north, south and west is zoned Neighborhood Suburban - 1 (NS-1). The property to the east is zoned Industrial Suburban (IS).

From 1977 to 2007, the site was zoned Residential Single Family (RS-75) as was the property located to the north, west and south. Property located to the east was zoned Industrial Park (IP).

CONSISTENCY AND COMPATIBILITY

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

The Future Land Use designation of the subject property is Institutional (I). The Institutional (I) land use designation *is limited in application to federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses. Residential uses having density not to exceed 12.5 dwelling units per acre are also allowed when accessory to a primary institutional use. Residential equivalency uses are not to exceed three beds per dwelling unit. Non-residential uses permitted in the Land Development Regulations are not to exceed a Floor Area Ratio of 0.55.* The Institutional (I) land use designation is consistent with both the existing and proposed zoning districts and therefore will remain.

The existing zoning district of Neighborhood Suburban -1 (NS-1) is a residential zoning district *reserved for single-family residential neighborhoods of the suburban style*. In the City of St. Petersburg, historically it has been typical for institutional uses to have an Institutional (I) land use designation with inconsistent residential zoning districts. Once the institutional use is no longer owned and operated by a government or Non-Government Organizations (NGO) nonprofit, the land use and zoning designations are required to come into conformity with the existing and/or proposed uses.

The proposed zoning district of Institutional Center – Institutional (IC/I) is one of four Institutional Center subcategories that are *intended for public and semi-public uses, hospitals, universities, and government facilities with the purpose of designating areas of the City that are now used or appropriate to be used for public/semi-public purposes and recognize such areas as consistent with the need, character and scale of the institutional use relative to the surrounding uses, transportation facilities and natural resource facilities*.

The requested amendment from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) zoning district is appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, Policy LU3.6 calls for *Land use planning decisions to weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated*. The proposed zoning amendment

from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) allows for the current land use designation of Institutional (I) to remain and continue to support uses that are compatible with the established surrounding area. The proposed Institutional Center/Institutional (IC/I) zoning district is consistent with the existing institutional use of Azalea Middle School to the west, the water treatment facility to the north while providing for an orderly transition in intensities from the Industrial Suburban (IS) zoning to the east.

RELEVANT CONSIDERATIONS ON AMENDMENTS

Pursuant to the City of St. Petersburg's Comprehensive Plan's general introduction section 1.2.2.3, "This Comprehensive Plan is intended to be utilized as a document in its entirety. It shall hereby be established that no single goal, objective or policy or minor group of goals, objectives, or policies, be interpreted in isolation of the entire Plan." The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following standards for review:

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

   The following staff analysis is provided to address compliance with the following policies and objectives from the Comprehensive Plan:

   LU 2.5 *The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.*

   The subject amendment supports repurposing an existing building and/or possible future redevelopment of a site that is served by public facilities with excess capacity. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

   LU3.4 *The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.*

   The 3.84-acre subject site is located on the north side of 22nd Avenue North, which is a minor arterial roadway, and just west of the industrial suburban lands adjacent to the Tyrone Mall area. The proposed change in zoning from NS-1 to IC/I is consistent with institutional use of a school located directly west and the municipal wastewater facility directly north. This change will provide for an orderly transition in intensities from the Industrial Suburban (IS) zoning to the east headed westward to the Institutional Center/Institutional (IC/I) zoning and Azalea Middle School.

   The Institutional (I) land use designation is consistent with both the existing and proposed zoning districts and therefore will remain and continue to be consistent with the Institutional (I) land use applied to the property directly north and west.

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

   It is the current site of a 27,629 square foot educational center built in 1965 that formerly operated as the Science Center, a non-profit organization, dedicated to science, technology, engineering and math (STEM) education and career development for K-12 students but is now vacant. A change in zoning from Neighborhood Suburban -1 (NS-

1) to Institutional Center/Institutional (IC/I) zoning district will allow for the revitalization of a vacant educational building, improving and reactivating the site will improve the taxable value for the subject site as well as the surrounding property.

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

The proposed zoning amendment from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) allows for the current land use designation of Institutional (I) to remain and continue to support uses that are compatible with the established surrounding area. The proposed Institutional Center/Institutional (IC/I) zoning district is consistent with the existing institutional use of Azalea Middle School to the west, the water treatment facility to the north while providing for an orderly transition in intensities from the Industrial Suburban (IS) zoning to the east.

LU3.7 *Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.*

The land use boundaries are logically drawn in relation to existing conditions and expected future conditions.

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

The subject property has an existing 27,629 square foot educational center on site that was built in 1965 and formerly operated as the Science Center, a non-profit organization, dedicated to science, technology, engineering and math (STEM) education and career development for K-12 students but is now vacant. A change in zoning from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) zoning district will allow for the revitalization of the vacant educational building that will continue to support the surrounding neighborhood and add to the long-term desirability of the area.

LU5.3 *The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.*

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

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

The proposed zoning amendment will allow for the revitalization of an existing educational facility that is located on a minor arterial roadway that is served by high frequency mass transit with 30-minute headways and longer daily operating hours. The convenient stop locations and extend hours of services will increase potential ridership for those destined for the Science Center.

The proposed amendment furthers goals of the Advantage Pinellas Plan and the StPete2050 Vision Plan theme of Sustainability and Resilience by potentially reducing

vehicle miles traveled and parking demand by locating a destination site like an educational center on a major roadway supported by high-frequency transit service.

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

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

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

   The subject property was developed in 1965 as a nonprofit, independent science education center for children grade school age and up and does not contain any residential housing units. However, under the current Neighborhood Suburban -1 (NS-1) zoning district, up to 29 dwelling units would be permitted.

4. **Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.**

   The following LOS impact analysis concludes that the proposed rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

   POTABLE WATER

   Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 78 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 41% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

   SANITARY SEWER

   The adopted LOS for sanitary sewer is 166 gallons per capita per day (gpcd). The City provides wastewater treatment and disposal to residents of St. Petersburg, Gulfport, South Pasadena, St. Pete Beach, Treasure Island, Tierra Verde, and Ft. Desoto with a 2023 estimated functional population of 343,365 people. The City's average flow rate for Calendar Year (CY) 2024 was 38.7 mgd, while the aggregated sanitary sewer system's annual average capacity for its three wastewater treatment facilities is 56 mgd, resulting in an estimated excess annual average capacity of 17.3 mgd. The demand for CY 2024 was higher than average due to storms Helene, Milton and Debbie.

   Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow

and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

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

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County LOS was exceeded in CY2024 due to storm debris cleanup from Helen, Milton and Debbie. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 72 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 19.9 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.8 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

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

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

- Watershed Evaluation Report (2020) addressing how information was collected and developed for use in updating the Stormwater Management Master Plan.
- Watershed Model Development and Floodplain Analysis Report (2023) addressing hydrologic and hydraulic model development, model calibration/verification, and 100-year/24-hour floodplain analysis.
- Level of Service Analysis Report (2023) addressing the identification of level of service of various roadways and structures in the City.

- Best Management Practices (BMPs) Alternative Analysis Report (2024) that describes a selection of proposed BMP projects to reduce flooding and improve water quality.

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

TRAFFIC

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

Existing Roadway Network

Twenty-second Avenue North borders the subject property. The City of St. Petersburg maintains 22nd Avenue North, which is classified as a minor arterial on the Future Major Streets Map (Map 20) of the City's Comprehensive Plan. It is a two-lane divided facility.

The City utilizes the Forward Pinellas "2024 Annual Level of Service Report" to monitor roadway levels of service (LOS) for major streets, per Policy T3.2 of the City's Comprehensive Plan. According to the FDOT, roadway LOS is a quantitative performance measure that represents quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Before the elimination of state-mandated transportation concurrency regulations, the City's LOS standard was "D" for major roads.

The LOS data for 22nd Avenue North from 72nd Street to Park Street is provided in the table below. Forward Pinellas staff utilized generalized service volumes developed by the Florida Department of Transportation for urbanized areas. The LOS and volume-to-capacity ratio data are based on the peak hour volume for the peak direction of travel, which is westbound.

Roadway	Average Annual Daily Traffic	Peak Hour Volume	Peak Hour Physical Capacity	Volume-to-Capacity Ratio	LOS	Peak Hour Excess Capacity
22nd Avenue N	5,725	299	750	0.399	C	451

The property will have the same development potential if rezoned from NS-1 to IC/I. The applicant has stated that the purpose of the rezoning is to allow the current building to act as a mixed-use facility, providing services that the current zoning does not allow. The current zoning does not allow educational, assembly, or museum-type uses. The intended uses are education, assembly, and museum. The Transportation and Parking Management Department staff utilized trip generation data in the Institute of Transportation Engineer's (ITE') "Trip Generation Manual" (11th Edition) for a recreational community center (ITE Land Use Code 495) that is 72,629 square feet in size. The projected number of p.m. peak hour trips is 182 (85 trips entering the site and 97 trips exiting the site). Excess capacity is available on 22nd Avenue North to accommodate the projected p.m. peak hour trips from the proposed use.

Sidewalks
There are sidewalks on both sides of 22nd Avenue North. The sidewalks are approximately five feet wide based on aerial measurements.

Bicycle Network
There are no existing bicycle facilities near the site. A shared lane marking is recommended for 22nd Avenue North in the City's Complete Streets Implementation Plan.

TRANSIT
The Citywide level of service for mass transit will not be affected. The subject area is served by the Pinellas Suncoast Transit Authority's (PSTA's) Route 5 and 75. Route 5 connects Tyrone Square Mall with Grand Central Station and Route 75 connects Tyrone Square Mall with the Pinellas Park Transit Center and Gateway Mall. Both routes operate as local services, with 30-minute headways on weekdays and 60-minute headways on weekends. Both routes have long, daily operating hours.

MAX Index
Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. Each feature carries a specific point value; a higher Max Index score is considered positive as it represents a diversity of pedestrian and transit mobility features. The subject area is located in two grid cells with MAX scores of 14.5 and 17.75. The countywide average MAX score is 7.5.

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

The land area is both appropriate and adequate for the proposed change in zoning as the development potential remains relatively unchanged but will expand the allowable educational related uses.

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

The subject site is unique as it is the historic site of an educational center that formerly operated as the Science Center, a non-profit organization, dedicated to science, technology, engineering and math (STEM) education and career development for K-12 students but is now vacant. The overall goal of the amendment is to allow for revitalization of the Science Center to serve current and future generations of St. Petersburg students.

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

The requested change in zoning to Institutional Center/Institutional (IC/I) to allow for expanded uses on site is consistent with the surrounding land use pattern and what was historically developed on site. The proposed zoning amendment from Neighborhood Suburban-1 (NS-1) to Institutional Center/Institutional (IC/I) allows for the current land use designation of Institutional (I) to remain and continue to support uses that are compatible with the established surrounding area that is of suburban form. The proposed Institutional Center/Institutional (IC/I) zoning district is consistent with neighboring institutional uses and provides for an orderly transition from Industrial Suburban (IS) zoning to the east.

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

The existing district boundaries are logically drawn in relation to existing conditions on the subject property.

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

The subject site has historically served as an educational center for school-aged children, which directly supports residential neighborhoods.

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

The subject property is not within the 100-year flood plain, a hurricane evacuation zone or the Coastal High Hazard Area.

11. Other pertinent facts.

The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

PUBLIC HEARING PROCESS

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

SUMMARY

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

RECOMMENDATION

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

REPORT PREPARED BY:

Britton Wilson 01/26/2026

Britton Wilson, AICP, Planner II DATE
Planning and Historic Preservation Division
Planning Department

REPORT APPROVED BY:



02.03.26

Derek Kilborn, Director
Planning Department

DATE

ATTACHMENTS

1. Subject Area Maps
2. Application
3. Public Comment

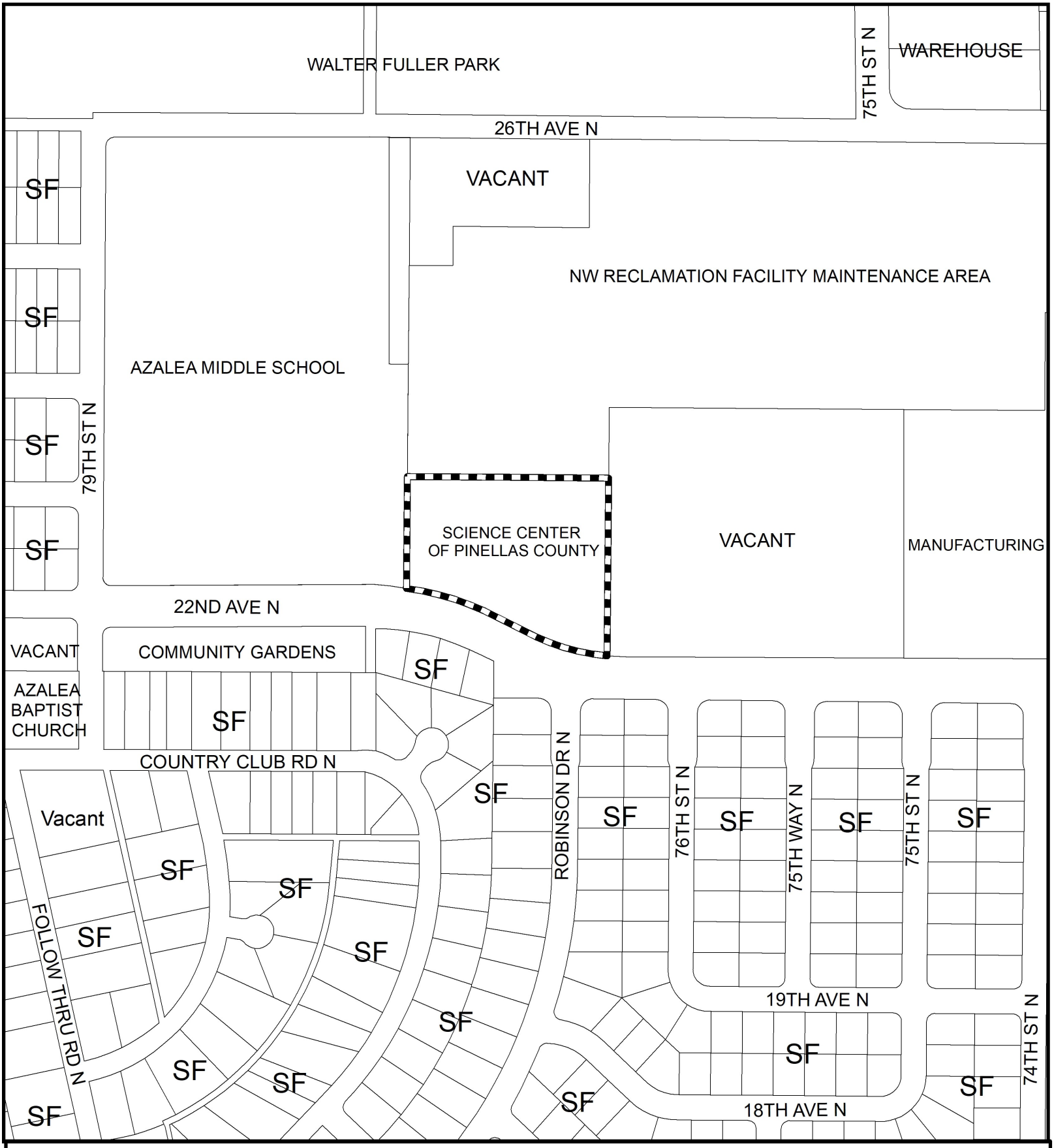
ATTACHMENT NO. 1

Map Series



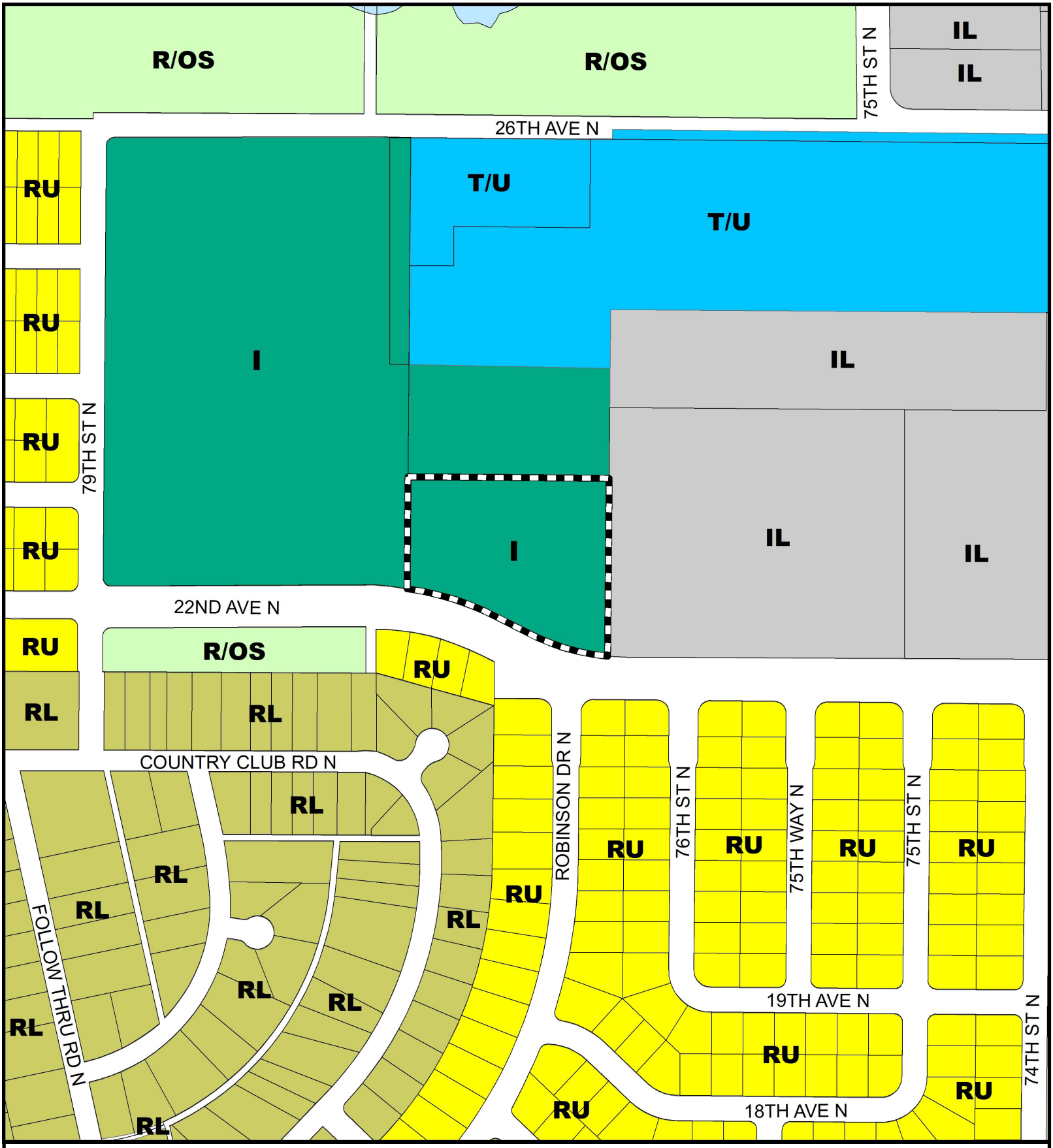
AERIAL

CITY FILE		
ZM-20	SUBJECT AREA	N W E S
SCALE: 1 " = 300 '		



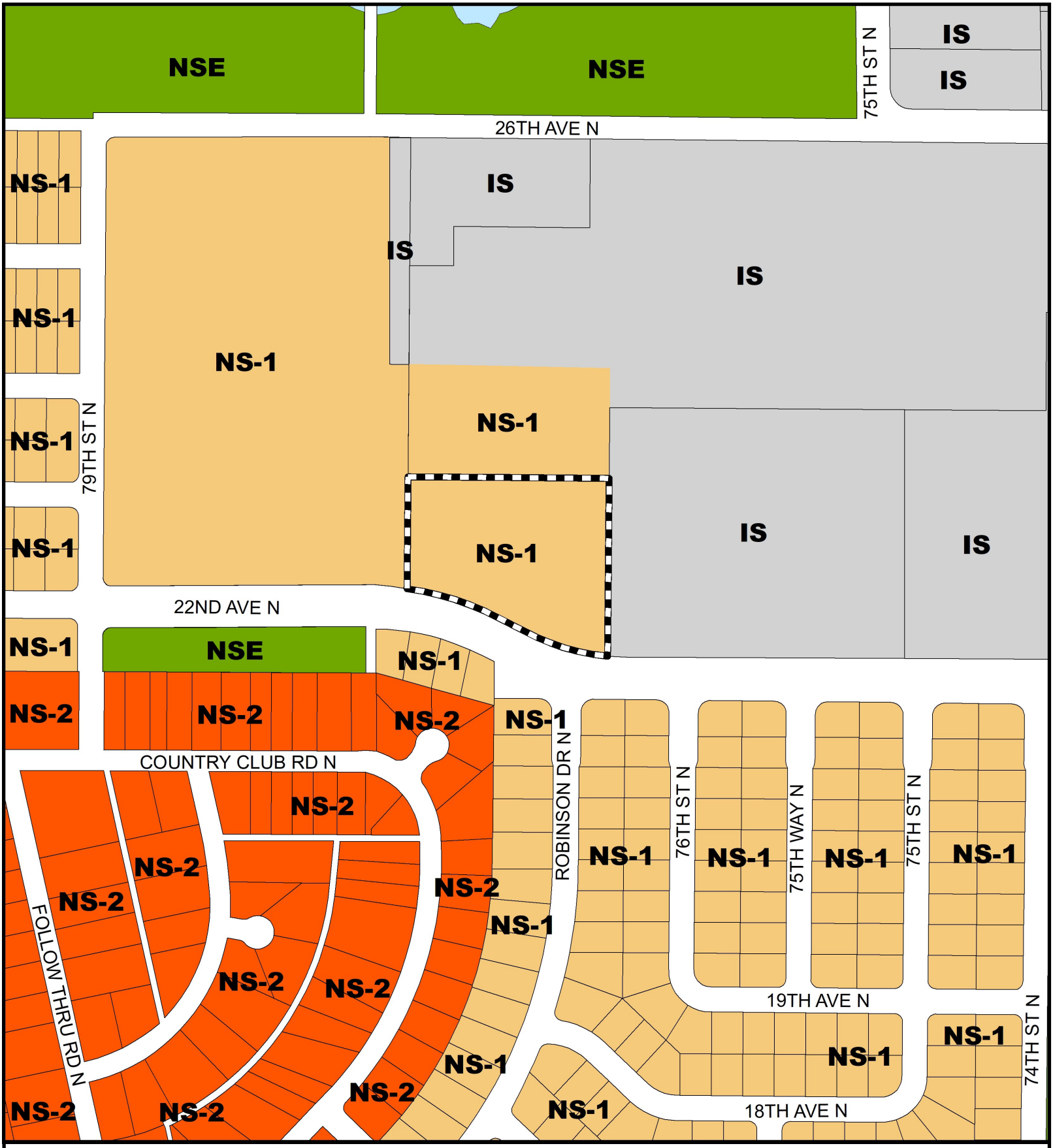
EXISTING USES

CITY FILE		
ZM-20	SUBJECT AREA	N W E S
SCALE: 1 " = 300 '		



FUTURE LAND USE

CITY FILE		
ZM-20	SUBJECT AREA	N W E S
SCALE: 1 " = 300 '		



EXISTING ZONING

CITY FILE	From: NS-1 (Neighborhood Suburban Single Family - 1)	To: IC (Institutional Center)
ZM-20	SUBJECT AREA	N W E S
SCALE: 1 " = 300 '		

ATTACHMENT NO. 2

Application

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☐ FUTURE LAND USE PLAN CHANGE
☐ REZONING

Application No. _____

(To Be Assigned)

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

GENERAL INFORMATION				
APPLICATION				
Date of Submittal:				
Street Address:				
Parcel ID or Tract Number:				
Zoning Classification:	*Present:*		*Proposed:*	
Future Land Use Plan Category:	*Present:*		*Proposed:*	
NAME of APPLICANT (Property Owner):				
Street Address:				
City, State, Zip:				
Telephone No:				
Email Address:				
NAME of any others PERSONS (Having ownership interest in property):				
Specify Interest Held:				
Is such Interest Contingent or Absolute:				
Street Address:				
City, State, Zip:				
Telephone No:				
Email Address:				
NAME of AGENT OR REPRESENTATIVE:				
Street Address:				
City, State, Zip:				
Telephone No:				
Email Address:				

AUTHORIZATION

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

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

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

Signature: _____ Date: _____

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

UPDATED 08-23-2012

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☐ FUTURE LAND USE PLAN CHANGE
☐ REZONING

NARRATIVE *(PAGE 1 of 1)*

NARRATIVE
PROPERTY INFORMATION:
Street Address:
Parcel ID or Tract Number:
Square Feet:
Acreage:
Proposed Legal Description:
Is there any existing contract for sale on the subject property:
If so, list names of all parties to the contract:
Is contract conditional or absolute:
Are there any options to purchase on the subject property:
Is so, list the names of all parties to option:
REQUEST:
The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

ATTACHMENT NO. 3

Public Comment

26 January 2026

Thomas Bowen
2192 Robinson Dr N
St Petersburg FL 33710

Concern for Science Center Building Plans

Community Planning and Preservation Commission,

City File: ZM-20

I live at 2192 Robinson Dr N across the street from the former Science Center and am delighted at the rejuvenation of a forgotten building into a modern, interactive space to inspire citizens of St Pete in the Sciences. I have no opposition to the rezoning from Suburban-1 (NS-1) to Institutional Center/Institutional (CI/I). I would however like to voice concern over the construction renderings that show an elevated structure replacing the existing single level.

My specific concern relates to the plans for elevated areas of the proposed construction, particularly if there are windows or outward vistas that would overlook my back yard. I currently enjoy privacy on all sides thanks to a 6ft privacy fence as authorized by St Pete building code. An elevated space at the Science Center would allow the general public to gaze into areas of my home to which I a have a reasonable expectation of privacy.

If such construction with elevated vista is expected, what are the plans to preserve privacy for residents? The planting of trees or privacy landscaping could achieve the desired effect be it on private land (at Science Center expense) or city owned Right of Ways.

I understand this specific forum is designed for rezoning, however it is my intent to make known to the Commission and City Council of concerns I have regarding construction planning.

I remain at your disposition at loubbowen@yahoo.com or 719-447-5788.

Sincerely,
Thomas Bowen

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

Council Chambers, City Hall **February 10, 2026**
175 – 5th Street North **Tuesday**
St. Petersburg, Florida 33701 **2:00 P.M.**

MEETING MINUTES

Commissioners Present: Shannon Nelson, Chair
Robert "Bob" Jeffrey, Vice-Chair
Ashley Nuccio
Joseph Magnello
Abel Carrasco
Treva Davis
Domenico Pontoriero
Lisa Wannemacher, 2nd Alternate
Dr. William "Will" Michaels, 3rd Alternate

Commissioners Absent: Monica Drake, 1st Alternate

Staff Present: Derek Kilborn, Director, Planning Department
Britton Wilson, Planner II
Kelly Perkins, Historic Preservationist II
Heather Judd, Assistant City Attorney
Anastasia Underwood, Assistant City Attorney
Iris Winn, CPPC Clerk

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

A. OPENING REMARKS OF CHAIR

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES

D. APPROVAL OF MINUTES (Approval of January 13, 2026, Meeting Minutes)

The minutes from the January 13, 2026, meeting were approved unanimously.

E. ELECTION OF OFFICERS | CHAIR AND VICE CHAIR

Elections of CPPC Chair

Commissioner Jeffrey moved approval of Madam Chair Nelson to be re-elected as the CPPC Chair of the board. Commissioner Wannemacher seconded the motion. This motion approved by a unanimous vote of 7-to-0.

Election of CPPC Vice Chair

Madam Chair Nelson moved approval of Commissioner Magnello to be elected to Vice Chair of the CPPC board. Commissioner Jeffrey seconded the motion. This motion approved by a unanimous vote of 7-to-0.

F. PUBLIC COMMENTS

1. Peter Belmont of Preserve the 'Burg spoke regarding Central Avenue and increasing densities.

G. LEGISLATIVE

1. Review of Palmetto Park Neighborhood Plan Update

H. QUASI-JUDICIAL HEARING

AGENDA ITEM H.1 CITY FILE NO.: ZM-20

City Staff: Britton Wilson Britton.Wilson@stpete.org

Request: Private-initiated application requesting an amendment to the Official Zoning Map to change the zoning of the former Science Center, which is a 3.84-acre parcel located at 7701 22nd Avenue North, from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) to allow for educational and accessory uses related to Science, Technology, Engineering, Arts and Mathematics (STEAM).

City Staff Presentation:

Britton Wilson: Good afternoon. Britton Wilson, City Planner, presenting an Amendment to the Official Zoning Map for a 3.84-acre site, which is home to the Science Center located at 7701 22nd Avenue North, petitioned by St Pete for Steam LLC. The subject Science Center is located on the north side of 22nd Avenue North. Surrounding uses, starting at the top right, is the city's Northwest Water Reclamation Facility. Below that is a large vacant industrial site, and then south of 22nd Avenue North is the Azalea Single-Family Neighborhood, followed by the Jungle Prada Neighborhood, and then the Azalea Middle School is directly west of the subject site, and then the Walter Fuller City Park is on the north side of 26th Avenue North. This is the Future Land Use Map showing the subject site as designated Institutional which will remain as this land use designation is intended for parcels utilized for government, hospital, religious or educational uses, and is consistent with the proposed zoning district.

And this is a zoning map showing the subject site as designated Neighborhood Suburban or NS-1, which is proposed for amendment to Institutional Center, Institutional or IC/I, which will allow for the revitalization of the Science Center and to accommodate education, assembly, and indoor and outdoor museum activities that aren't currently allowed under the single-family zoning of NS-1. So, this slide shows the overall change in development potential from the existing NS Single-Family zoning that would allow a total of 29 dwelling units, and where the proposed zoning would allow for 48 Accessory Dwelling Units with an increased FAR from 0.35 to 0.55, and both with the same allowed height of 36 feet. However, all parcels over 2-acres are eligible to follow the large tract plan development process where Winn large buffers of 75 feet or more are used, building heights could reach as high as 72-feet. So, with both the existing and the proposed zoning, a setback 72-foot-high building could potentially be built after obtaining approval from the Development Review Commission. As noted in the staff report, the proposed amendment is consistent with many policies of the Comprehensive Plan, such as supporting logical and compatible land use transition, and it is consistent with the established surrounding neighborhood that is a mix of Institutional and Residential Uses. And with that, staff recommends a finding of consistency with the Comprehensive Plan, and to recommend to City Council approval of the proposed zoning change as it allows for the revitalization and expansion of the existing Science Center that is consistent with the surrounding neighborhood and Institutional uses. So, that concludes my presentation and staff, and I believe the applicant is here to answer any questions that you may have. Thank you.

Madam Chair Nelson: Does the applicant have a presentation?

Applicant Presentation:

Joe Hamilton (Applicant) waived.

Madam Chair Nelson: Okay. Alright. The applicant did not have a presentation. I did not receive any green comment cards for this.

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

Madam Chair Nelson: Moving on to Cross Examination. Does…since they, the applicant didn't. And then I guess we can move into closing remarks.

Cross Examination:

Britton Wilson (City staff) waived.
Joe Hamilton (Applicant) waived.

Britton Wilson: Staff waives. Thank you.

Madam Chair Nelson: Okay, great. So, now we can move into Executive Session.

Heather Judd: We have to ask the applicant – do they have a closing remark.

Rebuttal/Closing Remarks:

Britton Wilson (City staff) waived.
Joe Hamilton (Applicant) waived.

Madam Chair Nelson: Does the applicant have any closing remarks? I apologize. Okay, great. Thank you. Now we can move into Executive Session. Sorry about that. Wanna start?

Executive Session:

Commissioner Wannemacher: I know this has been a very long journey and it's nice to be here, so, congratulations everyone. There was one letter in our packet from an adjacent homeowner that had a few concerns. One being the height, the proposed height and what I've noticed is that even with the current zoning or the proposed zoning, it's the same. Just to address this one letter writer's concern, I'm sure you've read it. Is there anything you can say about that, please?

Britton Wilson: Yes, Madam Chair, fellow Commissioners. The height of 72 feet can be obtained only when there is at least a minimum of the 75-foot buffer from the property line. I believe this right-of-way is at least 100 feet. From this particular resident's concern from their backyard, they're looking at least 175 feet from their backyard. But in the buffer they can build up to 36 feet in the buffer.

Joe Hamilton: And, we have spoken and had a great conversation, and exchanged emails and photos and stuff, so we're already strategizing on how to make him in a good spot.

Madam Chair Nelson: And then would you mind just quickly stating your name and address?

Joe Hamilton: Joe Hamilton, 5175 45th Street North.

Madam Chair Nelson: Thank you.

Commissioner Wannemacher: Thank you.

Commissioner Michaels: Well, I am delighted to see this application and to see the Science Center being revitalized and coming to life again. My kids had many good times there, especially the stargazing at the Science Center and we even have an addition to the Science Center itself, The Walk of States, which I understand is going to be restored. This is all fabulous. As I read over the application, I did have a question about the existing zoning map. Could you maybe put that up and just clarify a couple of things? We're seeing the Azalea Middle School site there is also NS-1 and I'm wondering why that's not Institutional already and we're on the same site where the Science Center was before. Why is that not Institutional already?

Britton Wilson: Madam Chair, Commissioners, that is a good question. Similar to the land use amendment I brought to this board a few months ago at the St. Pete College site, they also had the Institutional Land Use but then they had their residential zoning and the inconsistency between zoning and land use is very common with the city.

Britton Wilson: It is unclear to staff why exactly that was set up back in the day. I'm not sure if they just assigned it Institutional land use for taxing purposes but that inconsistency has been the case with the city for decades.

Commissioner Michaels: It's another quirk of our history then.

Britton Wilson: I don't fully know the history on why that is.

Commissioner Michaels: Okay, I'm was just curious about that. Again, I'm not voting here today but I fully support this application.

Commissioner Pontoriero: Without any opposition from nearby residents, I'm inclined to vote in support of this. I'm excited to see what y'all end up doing. It seems like the surrounding parcels kind of support kind of what you're doing in the sense that it's not totally residential surrounding you. I don't see any reason not to…not to approve this change.

Commissioner Marbet: Yeah, I would agree. I went to Azaela Middle so I have a lot of memories of the Science Center. It's really nice to see that it's keeping in with the education and non-profit and I think that all residents will be excited to see this move forward.

Madam Chair Nelson: Yeah, I was just going to add a quick thing. I grew up in St. Pete and one of my favorite field trips of all time was to the Science Center and I currently work in the Science field as well so I am really excited. I do support this application and it's one of my favorite and most fondest field trip memories I had growing up. I'm really, really excited for you all. At this time, if there's no other discussion, do we want to take a motion?

Motion: Commissioner Jeffrey moved approval that the CPPC finds the amendment consistent with the Comprehensive Plan and recommending to City Council the Official Zoning Map be changed to the zoning of the former Science Center, which is a 3.84-acre parcel located at 7701 22nd Avenue North, from Neighborhood Suburban -1 (NS-1) to Institutional Center/Institutional (IC/I) to allow for educational and accessory uses related to Science, Technology, Engineering, Arts and Mathematics (STEAM), recommending approval to the City Council. **Commissioner Nuccio seconded the motion.**

YES – 7 – Nuccio, Magnello, Carrasco, Davis, Pontoriero, Jeffrey, Nelson.
NO – 0 –None.

Absent: Drake.
Conflicts: None.

Motion approved by a unanimous vote of 7-to-0.

AGENDA ITEM H. QUASI-JUDICIAL HEARING CONTINUED

A public hearing for the next applications listed on the CPPC agenda continued following the ZM-20 application.

AGENDA ITEM I. UPDATES AND ANNOUNCEMENTS

- Derek Kilborn discussed the SunRunner Transit-Oriented Development Overlay moving forward.

AGENDA ITEM J. ADJOURNMENT @ 3:30 PM

To watch the recorded video of this Community Planning & Preservation Commission (CPPC) meeting, please click here: https://stpete.granicus.com/player/clip/7018

To find more information about the Community Planning and Preservation Commission (CPPC), please visit the board's webpage at: https://www.stpete.org/government/boards___committees/community_planning_preservation_commission.php

For archived recorded city meetings, please visit the website for the City of St. Petersburg at: https://www.stpete.org/government/meetings___agendas/recorded_city_meetings.php

The following page(s) contain the backup material for Agenda Item: APPEAL of the Development Review Commission (DRC) approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and a 485-space parking garage with floor area ratio bonuses and a building height bonus; 434 4th Street North, 432, 442, 450 and 466 5th Avenue North. (Quasi-judicial)
Please scroll down to view the backup material.



J-4

ST. PETERSBURG CITY COUNCIL

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, City Council Chair, and Members of City Council

SUBJECT: **Appeal of the Development Review Commission (DRC) approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and a 485-space parking garage with floor area ratio bonuses and a building height bonus; 434 4th Street North, 432, 442, 450 and 466 5th Avenue North (City File 25-31000007).**

RECOMMENDATION: The Planning Department: Zoning Division staff recommend that the appeal be **DENIED**, thereby **UPHOLDING** the Development Review Commission's **APPROVAL** of the Site Plan with special conditions of approval.

INTRODUCTION:

The subject property is generally located at 434 4th Street North and 432, 442., 450 and 466 5th Avenue North. These parcels make up the block in its entirety. The subject property consists of ten (10) parcels and seven (7) existing structures. These parcels are currently developed with surface parking lots, and various multi-family buildings. In total, the seven (7) existing structures include 33-multi-family units and 41 licensed beds in a residential equivalent use.

The subject property is located within the Downtown St. Petersburg National Register Historic District. The Downtown St. Petersburg National Register District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. Of the ten (10) parcels being redeveloped, five (5) are considered contributing. While this designation acknowledges the area's historic significance, it does not impose restrictions on property use. The existing structures on the subject property were initially classified as contributing to the district.

CURRENT PROPOSAL:

The proposed project consists of a 21-story building with 370-dwelling units including 3,819 square feet of ground floor commercial spaces and a 485-space parking garage. The Project has been carefully designed with sensitivity to its context, particularly the nearby potentially eligible historic church and surrounding neighborhood. The main tower is strategically positioned at the northeast corner to maximize the distance from the church. The ground floor of the new building will consist of vehicle and bicycle parking, entrances to the parking garage and back-of-house facilities. Residential units, a double-height lobby and commercial spaces will wrap the first two levels of the structured parking on the north, east and west facades of the building. The use of the podium, transparency, and open areas aims to enhance the pedestrian experience and minimize the visual impact of building. The residential indoor and outdoor amenity deck is located

above the parking garage. The remaining floors will be devoted solely to residential units. Vehicular access will be from 5th Street North and the existing east-west alley that is south of the proposed building. Pedestrian access to the residential lobby, commercial space and ground floor residential units will be from the abutting public sidewalks.

DRC REVIEW AND DECISION:

The Development Review Commission (DRC) heard the subject site plan application at the January 7, 2026, hearing. After hearing testimony from staff, the agent (Don Mastry), the registered opponent (Preserve the 'Burg) and members of the public, the DRC made one motion. The motion was to approve the site plan. The motion passed by a vote of 4 to 1. A copy of the DRC staff report (Case #25-31000007), Results Letter and Vote Record, and Meeting Minutes are attached as Exhibit A.

THE APPEAL:

An appeal was filed in a timely manner by Preserve the 'Burg on January 20, 2026. The appeal letter is attached as Exhibit B.

PROCEDURES:

Pursuant to City Code, 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.

The relevant legal criteria for this appeal of a Site Plan approval are found in City Code, Chapter 16, Section 16.70.040.1.4.D., and included below. It is the responsibility of Council to evaluate and weight these criteria in making their determination:

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 site plan review is requested shall have valid land use and zoning for the proposed use prior to the public hearing;
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 the 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 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 physica*l 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. 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;
12. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
13. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
14. Sensitivity of the development to on-site and or adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
15. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of *service for:*
    - *a. Water.*
    - *b. Sewer.*
    - *c. Sanitation.*
    - *d. Parks and recreation.*
    - *e. Drainage*

STAFF ANALYSIS:

Staff has reviewed the grounds for appeal set forth in the appeal letter. Appellants' grounds for appeal are shown below, followed by Staff response.

Appellants' Appeal:

The project will result in the appearance of a sheer wall along 5th Avenue. The development's intensity is substantially greater than any other development built or approved under the current code along 5th Avenue North. The project site is largely surrounded by low rise development.

The development must also be consistent with the qualitative site plan review criteria in sec. 16.70.040.1.4.D. related to the compatibility of a development with its surrounding neighborhood.

The development, with its 200+ foot tower is also inconsistent with DC-2 zoning district requirements within sec. 16.20.120.3.3. requiring "building heights to taper down as development sites become less proximate to the core.

Finally, with a building base 60 feet in height and extending the length of the block, the development fails to create a pedestrian-scale environment at the sidewalk level.

Staff Response:

The subject property is located in the Downtown Center-2 (DC-2) zoning district. Multi-family and commercial uses are both permitted uses in the DC-2 zoning district per Section 16.10.020.1. *Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix*. As outlined in Section 16.20.120.5. *Permitted uses and uses regulations*, for properties in the DC-2 zoning district a minimum of 75% of the gross square footage of the building shall be devoted towards residential or hotel uses. The general description of the DC-2 district is as follows (bolded for emphasis):

"16.20.120.3.3. Downtown Center-2 (DC-2). *This district provides for intense residential development that still allows for a mixture of uses that enhance and support the core and surrounding neighborhoods, including the domed stadium. The district also allows support retail and office uses which assist the residents with the daily needs of living within this highly urbanized neighborhood. The district establishes performance standards and design guidelines appropriate to urban form residential buildings. Heights in this district begin to taper down as development sites become less proximate to the core and transition to surrounding neighborhoods. However, base setbacks still apply, creating a pedestrian-scale environment at the sidewalk level."*

The subject property is located in downtown and within the Intown Activity Center. The downtown and Intown Activity Center were established by the City to encourage urban development with a significantly higher intensity and density than other parts of the City. Redevelopment of existing properties to higher intensities is an expectation and goal of the Comprehensive Plan for the downtown area.

The existing downtown development pattern contains a variety of building styles, heights and masses. Within this context there are many types and styles of buildings with different heights, setbacks, orientations and uses that are allowed under these designations.

The character of a dynamic and changing area, such as the Intown Activity Center, cannot be narrowly defined by a selected few existing buildings immediately surrounding a particular development site. Staff asserts that the appropriate context is broader, encompassing downtown more generally, and the DC-2 zoning area in particular.

16.20.120.7.1. Maximum building height. The height of the proposed building will be 212 feet above grade. The maximum building height for the subject property is 200 feet. Per Section 16.60.020, the applicant qualifies for an additional height bonus of 12-feet due to 50 percent of the first floor being devoted to parking. The Airport Height Limit is 208-feet Above Mean Sea Level (AMSL). The height that is being requested by the applicant is also required to be approved by the F.A.A. and an Airport obstruction permit.

Section 16.20.120.3.3 is part of the "Introduction to the DC Districts" Section of the Code (16.20.120.3). This section generally describes the intent of the different DC Zoning Districts. The specific requirements related to height and, therefore, the implementation of the intent language found in the "Introduction to the DC Districts" is found in Section 16.20.120.7. - Building envelope:

Maximum height and minimum setbacks. As provided in this Section, allowable heights do taper from the downtown core with transition to the surrounding neighborhoods. The subject site has a base height of 125-feet, the block immediately to the south, also zoned DC-2, which is adjacent to the Mirror Lake Local Historic District, has a base height of 300 feet. In addition the DC Core allows greater streamline and public hearing thresholds for building heights than the surrounding non-core areas, including the subject DC-2 zoned site. The allowable height map from the DC Section of the City Code is attached for reference and provides further illustration of the tapering of heights from the downtown core to the surrounding neighborhoods in the DC area.

"Section 16.20.120.7.2. minimum building setbacks, *to maintain the small-scale character, all buildings should create a strong presence at the sidewalk edge consistent with development within the traditional downtown. Buildings should be constructed within a building envelope, stepping back from the street or provide for a smaller floor plate. Either method creates space between buildings to allow light and air at the sidewalk level. Buildings which create blank walls along all edges of the development, without breaks, are discouraged. The massing of buildings will be regulated by setbacks, distance between buildings, maximum floor plates and in some districts building width."*

The proposed project, as designed, meets the minimum setbacks and distance between buildings and maximum floor plate size. The DC code encourages buildings to be at a zero setback to create a strong presence at the sidewalk. As the building rises in height, the upper levels are required to step back from the street and from the interior property lines and the floor plate is limited in size. This is to ensure that light and air circulation is provided between buildings on and off site and to prevent the "canyon effect." The required setback along 5th Avenue North and 4th Street North and 5th Street North and the south property line is zero and at a height of 62-feet above grade, the setback along 5th Avenue North, 4th Street North and 5th Street South is 10-feet and the distance between buildings along the south property line is 30-feet.

The proposed building setback at grade along 5th Avenue North is zero to 10 feet. The portion of the building at a zero-foot setback is less than 200 feet in length while the length of the block is 450 feet in length. The proposed building setback at grade along 4th Street North is 10 feet. The proposed building setback at grade along 5th Street North is zero for 93-feet while the length of the block is 123 feet. Portions of the building above 62-feet meet the minimum setback and distance between building requirements. The portions of the two buildings that are above the podium are separated by at least 60 feet, complying with the minimum code requirement for distance between buildings on the same site.

The Project meets or exceeds all standards for development on the site. The following design features are incorporated into the project to address pedestrian scale:

- Building is placed close to the property line, as required by code, defining the street edge
- Parking is concealed from view;
- Storefront windows and large glass entry at the ground floor and building base;
- Streetscape improvements at the pedestrian level, including: a wide sidewalk with decorative hardscape and landscaping; and
- Integrates overhangs, decorative arches and vertical and horizontal changes in the façade.

There are multiple examples of projects built in DC-2 and DC-1 west of Dr. ML King Jr. Street that require the same setbacks and distance between buildings as the subject property, that have a building height of at least 60-feet and have a majority of the building extending the length of the street side property lines.

Address	Zoning District	No. of Floors	Building Height (feet)	Block Dimensions (feet)
160 16th St N	DC-2	11	125	269 (16th St) x 150 (1st Ave)
201 17th St S	DC-2	8 and 20	77 and 196	322 (17th St) x 300 (3rd St)
235 3rd Ave N	DC-2	8	75	400 (3rd Ave) x 200 (3rd St)
355 4th St N	DC-2	5	95	350 (4th Ave) x 274 (4th St)
1601 Central Ave	DC-2	6	75	400 (Central) x 220 (16th St)
1650 Central Ave	DC-2	7	67	200 (Central) x 100 (17th St)
1701 Central Ave	DC-2	5	70	400 (Central) x 220 (17th St)
930 Central Ave	DC-1	6	84	300 (Central) x 220 (interior)
1560 Central Ave	DC-1	5	67	538 (Central) x 225 (16th St)

Appellants' Appeal:

The demolition of the contributing structures will weaken the overall integrity of the Downtown National Register historic district. The development will:

- Adversely impact numerous historic resources and demolish 74 naturally occurring affordable housing units;
- Demolish more contributing structures to the Downtown National Register district than any other development constructed or approved.

Staff Response:

A memorandum and detailed analysis was prepared by Derek S. Kilborn, Planning Director, and included with the original staff report. *See attached*.

- According to the memorandum, existing buildings include 33 multi-family dwelling units and 41 licensed beds in a residential equivalent use. This is a minor but technical distinction from the appellants' description of 74 "units".
- The memorandum was updated with notes on:
    - Page 1, to correct the number of contributing parcels with a structure from four (4) to five (5); and
    - Page 4, to note that the neighboring Trinity Evangelical Lutheran Church, originally identified as a "potentially eligible property" was subsequently designated a local landmark on August 21, 2025, by Ordinance 139-H.

During testimony at the DRC public hearing, Kilborn was asked to confirm whether this proposal would demolish more contributing structures than any other development constructed or approved in recent years. Kilborn has since confirmed this to be accurate. Redevelopments at 200 Mirror Lake Drive (5 building) and 440 3rd Avenue North (4 buildings) were less.

Appellants' Appeal:

The applicant has only agreed to use 0.5 FAR historic TDR bonus.

Staff Response:

The applicant is only required to provide 0.5 FAR historic TDR bonus. Projects in DC districts may utilize bonuses to receive greater development rights. These bonuses were designed to provide public amenities and to mitigate secondary impacts associated with the additional development rights. Per City Code, if the project involves an on-site designated local landmark, a listing in the National Register Historic of Places, or a contributing resource to a local historic district or a National Register of Historic Places district, then the first 0.5 bonus FAR shall be historic preservation, and the next 1.0 bonus FAR shall be workforce housing.

Appellants' Appeal:

Comprehensive Plan Sections for which the application is inconsistent.

LU3.2 The City shall continue to review downtown development trends and related redevelopment plans to ensure that all downtown area redevelopment efforts are coordinated and reflect the best possible vision for the future of the downtown area.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

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

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

LU26 - The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

CM15: The City shall protect, preserve or provide sensitive reuse of historic resources consistent with the goals, objectives and policies of the Historic Preservation Element.

H7: - Properties listed in the National Register or in the St. Petersburg register of historic places shall be preserved and protected under the guidelines provided in the city's historic and archaeological preservation overlay. The city shall undertake efforts to identify and preserve historically significant buildings.

H7.3 - To protect and to preserve the city's historically significant housing stock, the city shall incorporate policies in the land development regulations which discourage the demolition of historic resources in districts which are listed, or eligible for listing, in the National Register ... or the St. Petersburg register of historic places.

12.1 - The preservation, protection, perpetuation and use of landmarks, landmark sites and historic districts have public value because they are visible and tangible reminders of the history and heritage of the City, state and nation. The City's adoption of the Historic Preservation Element of the Comprehensive Plan will enhance existing policies and programs that protect the architectural, historic and archaeological resources for the present and future citizens of St. Petersburg.

HP2.9 - In order to protect and preserve the City's historic resources, the City shall incorporate policies into the Land Development Regulations which discourage the demolition of historic resources which are listed, or eligible for listing, in the National Register of Historic Places or the St. Petersburg Register of Historic Places. Not only does this reinforce the City's public policy that historic preservation is a public necessity, it preserves sense of place, encourages heritage tourism, and eliminates perpetually vacant blocks.

HP2.11 - The Development Review Commission site review criteria will continue to include criteria that ensure sensitivity and protection to adjacent historic resources related to scale and mass.

Staff Response:

The Comprehensive Plan is a broad document that covers many subject areas or "Elements" that address numerous issues through a system of goals, objectives and policies (GOPs). It is recognized in the Plan that there are competing policies and that Staff has the discretion to interpret the plan, as it relates to a particular project, in a manner that "maximizes consistency"

1.3 PLAN ADMINISTRATION

1.3.1.1 Administrative Interpretation

It shall be the responsibility of the City of St. Petersburg Planning Department to administer this Comprehensive Plan in a manner specified by the policies in the Comprehensive Plan. During the course of administering this Comprehensive Plan it may be necessary for City personnel to interpret the policies of the Comprehensive Plan as those policies relate to specific application for development order approval, or as those policies relate to a proposed activity of the public sector.

1.3.1.2 Competing Policies

Where two or more policies are competing when applied to a particular set of factual circumstances, such conflict shall be resolved first by administrative interpretation of the Comprehensive Plan policies*. The objective of any such interpretation shall be to obtain a result which* ***maximizes the degree of consistency between the proposed development or public sector activity and this Comprehensive Plan, considered as a whole****.*

The proposed intensity of 7.0 is allowed under both the Comprehensive Plan and the LDRs, therefore the project is in compliance. The application did not propose to change the use or intensity of development allowed under the future land use and zoning map designations. The project complies with the DC-2 standards and thereby effectuates the desired development pattern for the downtown area. The land development regulations address incompatibilities through a variety of methods including but not limited to the regulations under each individual zoning designation, the use matrix, the landscape code and the site plan review criteria, 16.70.040.1.4.D. By creating a tiered review system in the downtown districts, where requests for additional FAR through bonus criteria triggers this more in-depth review of the 17 site plan criteria, compatibility is addressed.

Below are objectives and policies that demonstrate that the proposed multi-family use is consistent with the Comprehensive Plan, bolded for emphasis. The subject property is located in downtown and within the Intown Activity Center. The downtown and Intown Activity Center were established by the City to encourage urban development with a significantly higher intensity and density than other parts of the City. Redevelopment of existing properties to higher intensities is an expectation and goal of the Comprehensive Plan for the downtown area.

> OBJECTIVE LU2: The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services **by concentrating more intensive growth in activity centers** and other appropriate areas.
>
> LU2.1: To facilitate compact urban development the City shall adopt the following activity centers as part of this Land Use Plan:
> 1. Gateway **2. Intown** 3. Tyrone 4. SunRunner BRT 5. Skyway Marina District 6. Innovation District
>
> LU2.2: **The City shall concentrate growth in the designated Activity Centers** and prioritize infrastructure improvements to service demand in those areas. (Note: Site is located within Intown Activity Center, established in LU2.1.)

LU2.3: To attract large scale quality development and assure the proper coordination, programming and timing of City services in the activity centers the **City shall continue to develop, evaluate and implement appropriate activity center development incentives**.

OBJECTIVE LU3: The Future Land Use Map (Map 2) shall specify the desired development pattern for St. Petersburg through a land use category system that provides for the location, type, density and intensity of development and redevelopment. **All development will be subject to any other requirements, regulations and procedures outlined in the land development regulations** including, but not limited to: minimum lot size, setback requirements, density, floor area ratio, and impervious surface ratio.

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

B.3. Central Business District (CBD) - Allowing a mixture of higher intensity retail, office, industrial, service and residential uses up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations. In accordance with the LDRs, **increased floor area ratios may be permitted as a bonus for developments that provide additional amenities or other improvements that achieve CBD design and development objectives.** When taken together, the base FAR, bonuses and exemptions may exceed 4.0 FAR. Application of this category is limited to the Intown Sector. This category shall not be applied without development of, and CPA approval of, a special area plan.

OBJECTIVE LU23: The City shall **support sustainable land development patterns** through the LDRs and the Comprehensive Plan.

LU23.2: The City's development review policies and procedures shall acknowledge the GHG emission **reduction impacts of higher density development and the negative impacts of sprawling, low-density development.**

LU23.3: The City's LDRs shall continue to support **greater development intensity** within the Corridor and **Center zoning districts**, particularly where located along fixed transit lines and around transit stops and stations.

Vision Element

2.3: City Framework: Neighborhoods, Corridors, and Centers

The basic physical framework of Neighborhoods, Corridors and Centers provides three fundamental areas where second generation growth may occur. The City is already experiencing this trend as Traditional Neighborhoods undergo reinvestment and revitalization, and various Corridors and **Downtown** experience significant redevelopment. This pattern is natural to the organic changing nature of cities. There is new opportunity to use Citizen Based Themes as a Value system to protect special places, improve areas to better meet desired themes, and remake areas that are not consistent with the desired Vision. In short, the strategy is:

Centers: St. Petersburg has three City Centers **(Downtown**, Tyrone, Gateway) where people come together for shopping, entertainment, work and play.

Traditional City Center-Downtown:

The Downtown was the City's original city center. Since the beginning, the downtown was a dynamic 24-hour activity center. The downtown offered all aspects of living. Housing was a large component of the downtown with numerous tourist oriented hotels and apartment buildings.

The downtown consists of a gridded roadway network with wide streets, on-street parking, wide sidewalks and substantial commercial style buildings which created a pleasant pedestrian environment. Alleys allow utilitarian functions to take place separately from the public realm. Street cars assisted with public transportation and connected outward to the City's surrounding neighborhoods. Throughout the downtown there was a generous sprinkling of parks and civic buildings.

Shortly after the financial boom of the late 1960's the downtown began to decline. Retail, restaurants and entertainment uses favored suburban locations. National solutions to redevelopment such as the creation of business centers, major sporting venues and upscale retail and entertainment complexes were utilized. By the 1990's, the downtown was starting to re-awake. Today the downtown offers many amenities, a unique traditional setting with large scale, mixed use commercial buildings, renovated historic buildings, and an active street life.

Centers:

The City's Downtown is beginning an exciting period of rediscovery and renewal that provides a Vision for 2020. With the functional completion of greenfield residential development on the peninsula, there is new activity in downtown housing. This is a result of several factors including available land, frustration with extensive auto commutes, desire for proximity to employment, and renewed interest in the vitality of urban living.

This practice of decreasing the physical distance between home, work, shopping and schooling is a highly sustainable practice that leads to innumerable benefits to the City. Resulting reinvestment into downtown's historic structures and neighborhoods is being coupled with new infill development in traditional urban formats such as townhomes and mixed use apartment buildings that have not been offered for decades. Refurbishment of the Vinoy Hotel, the recently constructed Baywalk shopping center, and an anticipated grocery bring new activity to downtown as evidence of the rebirth. As in the decades before, commercial activities are following housing growth and the result is the renewal of the public realm: Downtown.

Consistent with Citizen Themes and Values, **Downtown is envisioned as an urban village, led by an active mix of uses based on the denominator of healthy residential in many forms. Streets should be livable and active with pedestrian life, suitable for both retailing and residential.** This requires improved streetscapes, calm traffic, on-street parking, proximate transit access and two-way road relationships. The streets should link to enhanced civic parks, celebrated public buildings and a waterfront with increased public access.

Center Recommendations:

Downtown Recommendations:

- Protect and enhance the unique character of the downtown including the waterfront parks system, and wide pedestrian oriented streets.

- Encourage mixed use projects which provide appropriate densities, buildings with continuous street edges and share amenities such as parking.
- Streets should be lively, active, pedestrian oriented, safe and clean.
- There should be a variety of transit opportunities including pedestrians, trolleys, taxies, bikes and vehicles.
- Surface parking lots should be encouraged to be redeveloped with urban style buildings. Encourage shared parking in well designed structures featuring retail and other pedestrian activities on the first floor.
- Civic uses should be reinforced, protected and expanded and should be available to all members of the community.
- Preserve noteworthy buildings through renovation and adaptive reuse.
- Where existing buildings are replaced, quality redevelopment shall occur which is consistent with the context of St. Petersburg. Architecture which is generic or utilitarian should be discouraged.
- Evaluate existing redevelopment plans to reflect desired community form and development potential.

OBJECTIVE V1: When considering the probable use of land in a development application, the principles and recommendations noted in the Vision Element should be considered where applicable.

V1.1: Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.

Appellants' Appeal:

StPete 2050 policies for which the application is inconsistent -

5.2.1 - Preserve existing and create new opportunities for attainable housing.

5.5.1 - Protect the character and viability of neighborhoods.

5.5.14 - Protect and preserve historically and culturally significant buildings, structures, and landscapes.

Staff Response:

The StPete2050 plan does not address specific land uses. Rather, it is a broad visioning document that outlines ten (10) priority community themes "to help inform future decisions and guide plans, programs and services throughout the city in support of its sustainable, resilient and equitable growth over the next 30 years". The Community Character and Growth theme identifies downtown as an area for redevelopment and future growth.

PUBLIC COMMENTS:

Prior to the DRC public hearing, Staff received email requests for additional information. Staff also received several emails opposing the development, some in support, and two (2) registered opponent forms. Emails are attached to the DRC staff report as Exhibit A.

RECOMMENDATION:

Planning Staff recommend that the City Council **deny** the appeal thereby **upholding** the decision of the DRC and **approving** the site plan subject to the Special Conditions of Approval.

LIST OF EXHIBITS:

- Exhibit A: Resolutions, DRC Staff Report, Results Letter, Vote Record and Meeting Minutes
- Exhibit B: Appeal

MEMORANDUM

PLANNING and HISTORIC PRESERVATION DIVISION
NAME TBD: STADLER DEVELOPMENT LLC, DEVELOPER
CRITERION 14

To: Corey Malyszka, Zoning Official, Zoning Division
Adriana Shaw, Urban Design and Development Coordinator, Zoning Division

From: Derek S. Kilborn, Director, Planning Department

Date: July 2, 2025

Subject: Application No. 25-31000007
Owner and Applicant: Wirick LLC, HH20 LLC, Hideaway Motel II LLC
Agent: Donald Mastry, Trenam Law

INTRODUCTION

Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review ("SPR") decision shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

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

Summary Statement, On-Site

The Planning and Historic Preservation ("PHP") Division must find that the proposal is *not consistent* with Criterion 14 because it will result in *demolition* of seven (7) buildings on five (5)* contributing parcels to the Downtown St. Petersburg National Register District. Although contributing resources to the Downtown St. Petersburg National Register District are not protected from demolition (without a separate local landmark designation), the proposed demolition of these same contributing resources cannot be interpreted as being sensitive for the purpose of evaluating this criterion. * *Updated March 6, 2026*

Summary Statement, Off-Site (Within 200 Feet)

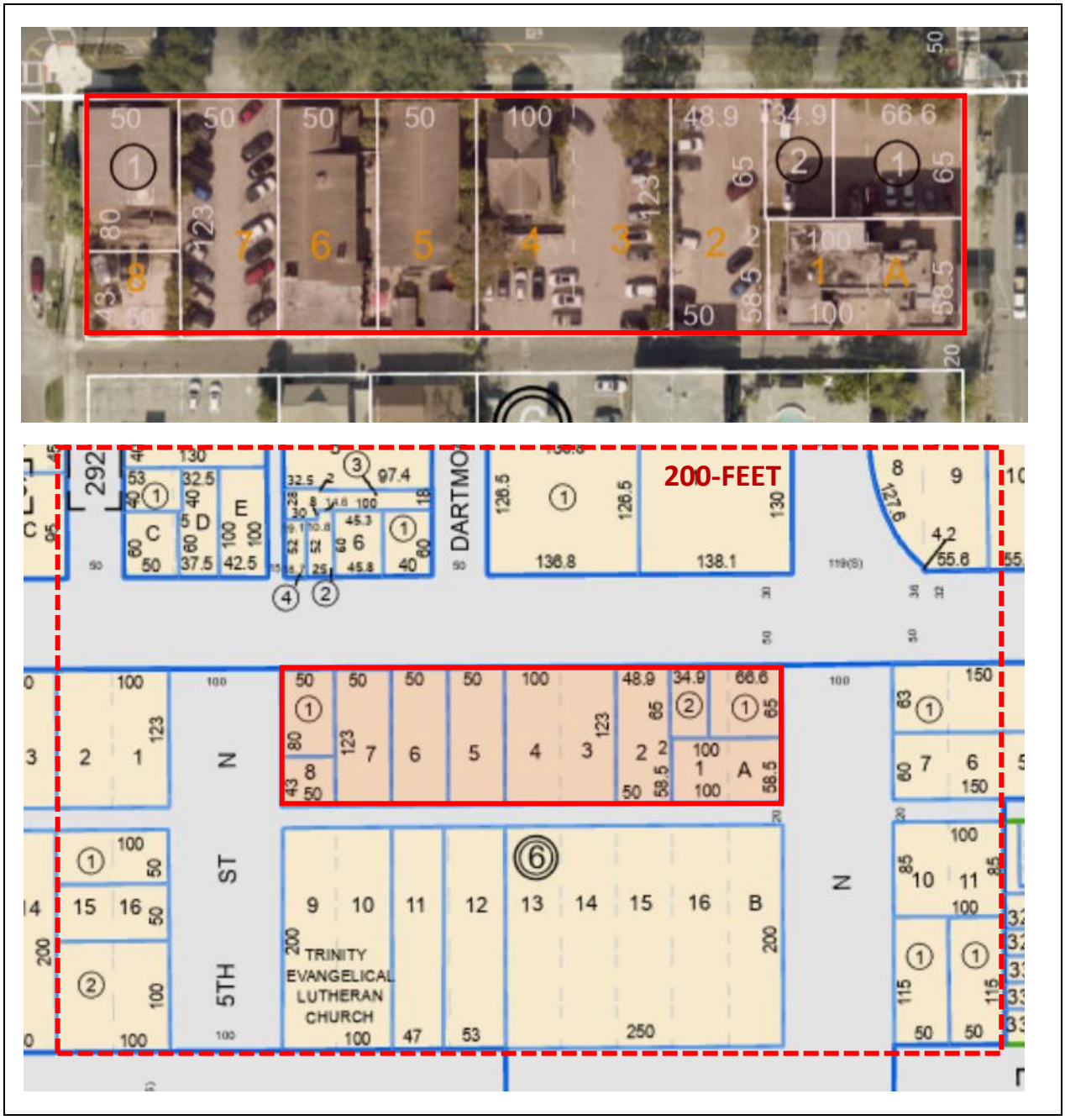
The Development Review Commission ("DRC") must also consider whether this application has demonstrated design sensitivity toward adjacent historic resources within 200 linear feet of the subject property and weigh these determinations against the balance of criteria for granting SPR approval. The application submitted for this request includes a detailed narrative, describes compatibility with an articulated base (podium), and describes the intentional tower placement (east) to minimize visual conflict with Trinity Evangelical Lutheran Church (west).

PROJECT ANALYSIS

The City of St. Petersburg values historic preservation through the Historic Preservation Element of the St. Petersburg Comprehensive Plan and the St. Petersburg City Code, Chapter 16, Section 16.30.070 titled, "Historic and Archaeological Preservation Overlay."

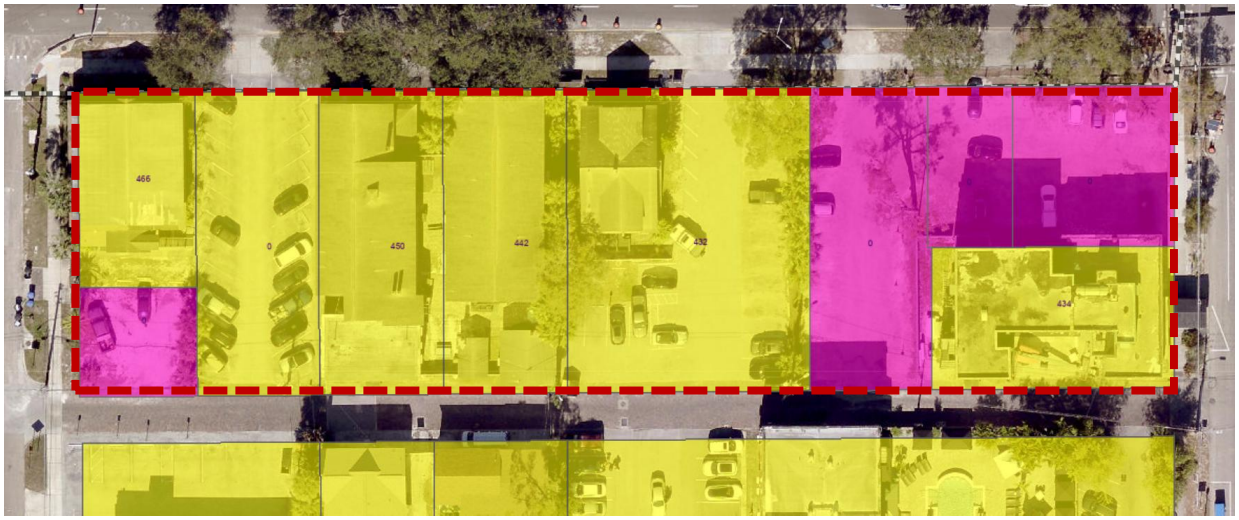
Historic preservation is recognized through listing in the National Register of Historic Places ("NRHP") and local landmark designation and listing in the St. Petersburg Register of Historic Places ("SPHP"). In addition to listing in the National and St. Petersburg Register of Historic Places, select historic properties may also be listed as potentially eligible for local landmark designation ("PEL") meaning they have been identified as potentially eligible for local landmark designation but have not been formally processed and approved for listing in the St. Petersburg Register of Historic Places.

Property Information and 200-Foot Buffer



National Register of Historic Places

Address	Parcel ID	Built	FMSF	DTSP-NR
No Address	193117744660060080	Vacant	Vacant	Non-Contributing
466 5th Avenue North	193117744660060081	1916	Pi10411	Contributing
No Address	193117744660060070	Vacant	Vacant	(Non) Contributing
450 5th Avenue North	193117744660060060	1916	Pi10403	Contributing
442 5th Avenue North	193117744660060050	c.1920	Pi10469	Contributing
432 5th Avenue North	193117744660060030	1916	Pi10402	Contributing
No Address	193117744660060020	Vacant	Vacant	Non-Contributing
No Address	193117744660060012	Vacant	Vacant	Non-Contributing
No Address	193117744660060011	Vacant	Vacant	Non-Contributing
434 4th Street North	193117744660060010	c.1920	Pi10498	Contributing



1. FMSF = Florida Master Site File (formerly Historic Structure Form)
2. DTSP-NR = Downtown St. Petersburg National Register District
3. Yellow = Contributing resource to DTSP-NR
4. Pink = Non-contributing resource to DTSP-NR
5. (Non) Contributing = Originally recorded as contributing resource but has since been demolished

The Downtown St. Petersburg National Register District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954.

St. Petersburg Register of Historic Places

There are no local landmarks within 200-linear feet of the subject property, and the subject property and the surrounding area are not regulated under a local historic district designation. Trinity Evangelical Lutheran Church, located at 401 5th Street North, has an active local landmark designation application that will be considered by the Community Planning and Preservation Commission on July 8, 2025, for recommendation to the City Council. The City Council will separately consider the application for local landmark designation in August.

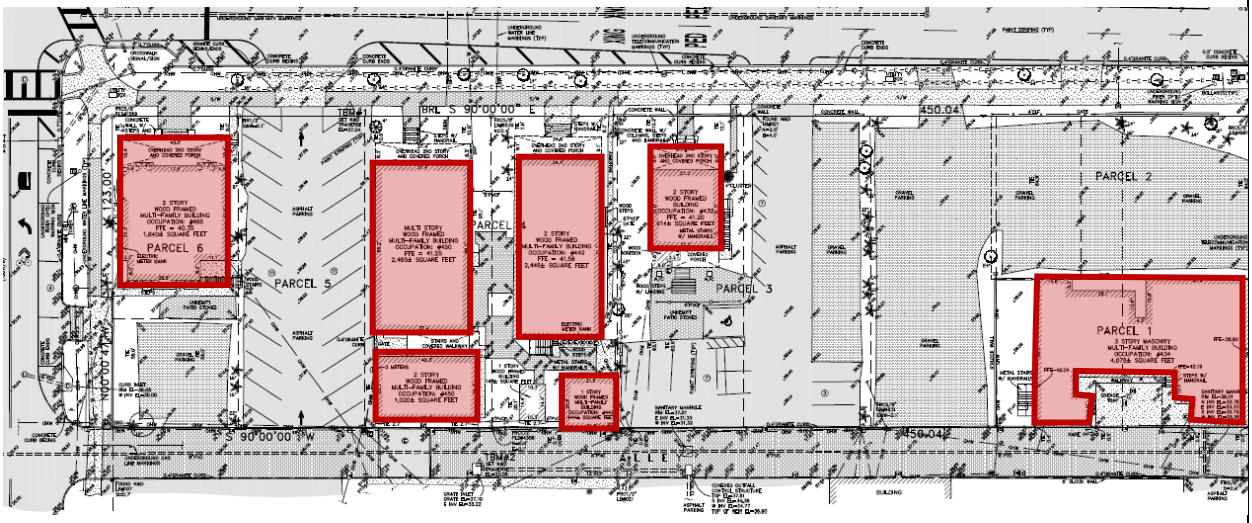
List of Potentially Eligible Properties ("PEL")

There is one (1) building included in the List of Potentially Eligible Properties within 200-linear feet of the subject property – Trinity Evangelical Lutheran Church, 401 5th Street North. The church has an active application for local landmark designation. *Updated March 6, 2026*: Trinity Lutheran Church was designated a local landmark on August 21, 2025, by Ordinance 139-H.

Proposed Demolitions

The following table shows the impact of the proposed development on existing historic buildings and the number of naturally occurring affordable housing units that will be removed, if approved. The number of units are transcribed from the Pinellas County Property Appraiser's Office data.

Address	Parcel ID	No. of Housing Units
466 5th Avenue North	193117744660060081	4 units
450 5th Avenue North, Building 1	193117744660060060	14 units
450 5th Avenue North, Building 2	193117744660060060	2 units
442 5th Avenue North, Building 1	193117744660060050	10 units
442 5th Avenue North, Building 2	193117744660060050	2 units
432 5th Avenue North	193117744660060030	1 unit
434 4th Street North	193117744660060010	41 beds
Total units/beds proposed for demolition		*74 units/beds*



PROPOSED DEVELOPMENT PLAN

Building Height

Building height is often evaluated in its entirety, including the summation of all three components making up a building – base (podium), tower, cap (crown). Given the regulatory differences between a listing in the National Register of Historic Places and St. Petersburg Register of Historic Places and the lack of an explicit reference to overall building height within Criterion No. 14, the UPHP has traditionally limited the scope of its review to the height of the proposed base (podium) in relation to surrounding properties.

Overall Building Height

A comprehensive review of the overall building height will be performed by the Development Review Services Division staff. Pursuant to City Code Section 16.20.120.7.1, the subject property has a maximum allowed building height of 200-feet with additional exceptions for ancillary architectural features and mechanical equipment.

Base (Podium) Height

At this location, the 5th Avenue North streetscape frontage is characterized mostly with 2- and 3-story buildings that were originally developed for residential occupancy and adaptively repurposed into non-residential uses. The applicant has made an effort to articulate the base at 20-feet in recognition of this surrounding character and capped the base (podium) height at 60-feet, as illustrated below in the East Building Elevation.



EAST BUILDING ELEVATION

TRADITIONAL STREETSCAPE MATERIALS

Historic Bricks and Granite Curbing

There is a service alley running east-west along the south edge of the subject property. The service alley is constructed of historic bricks and bounded by granite curbing. Granite curbing also exists along 4th Street North, 5th Street North, and 5th Avenue North. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall be preserved.

Hexagon-Shaped Sidewalk Pavers

Hexagon-shaped (hex-block) sidewalk pavers currently exist along a portion of 5th Avenue North and 5th Street North. Pursuant to City Code Section 16.40.130, this historic streetscape material is protected by City ordinance and shall be preserved.

Instructions, if approved:

- The property owner [applicant or successors] shall be solely responsible for the protection, removal, and reconstruction of any traditional streetscape materials impacted by the proposed construction.
- If temporary removal of traditional streetscape materials is proposed or required during construction, then said materials shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.

- Prior to the temporary removal of traditional streetscape materials, contact the City's Stormwater, Pavement, & Traffic Operations Department, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
- Hex-block Sidewalk Pavers, Special Condition: Hex-block sidewalk pavers shall be returned to the public right-of-way in their current location. For continuity, Planning and Historic Preservation Division staff *recommends*, but cannot require, that hexagon-shaped pavers be utilized throughout the adjoining public right-of-way at 4th Street North, 5th Street North, and 5th Avenue North.
- Granite Curbing, Special Condition: Where proposed curb cuts intersect with existing, granite curbing, the granite curbing shall be retained and lowered flush with the curb cut grading.

CONDITIONS OF APPROVAL

The Planning and Historic Preservation Division *requests* the following conditions of approval in accordance with its limited authority under Criterion No. 14:

1. **Vibration Monitoring**. Vibration monitoring during the period of construction will help protect against damage to surrounding historic resources. This is a standard requirement in the City's downtown center.
2. **Historic Streetscape Materials Preservation**. Historic streetscape materials shall be preserved in accordance with City Code Section 16.40.130. Materials include hex-block pavers, brick streets and alley, and granite curbs along the adjoining public streets and alley.
3. **Florida Master Site File Form Update**. Historic preservation staff shall be granted access to the subject property to document the existing buildings for the purpose of updating associated Florida Master Site File ("FMSF") forms prior to demolition. Access shall be scheduled with the property owner during approved dates and times only.

The Planning and Historic Preservation Division further *recommends* the following conditions of approval to be considered by Zoning Division staff and the Development Review Commission:

1. **Historic Streetscape Materials.** Existing hex-block sidewalk pavers are required to be preserved. For consistency and to help restore historic integrity, it is recommended that hex-block sidewalk pavers be used for the balance of the adjoining sidewalks.
2. **Historic Windows.** The historic buildings at 466 and 442 5th Avenue North include unique window configurations, as noted below:
    - Unique window configurations at 466 5th Avenue North (44-over-2 and 25-over-1)





- Unique window configuration at 442 5th Avenue North (6-over-1)



Prior to demolition, the property owner [applicant or successors] is encouraged to deconstruct by carefully removing the historic wood windows and making the window materials available for salvage

or donation. City of St. Petersburg's historic preservation staff will help facilitate vendor connections, if needed. Please note, the required deconstruction may qualify for certain tax benefits, previewed in this Washington Post article dated August 25, 2016: https://wapo.st/2JBvhpy.

Attachment A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Site #8: *PI10402*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *CASA ADMINISTRATIVE OFFICE*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *432/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-corporate-nonprofit (e.g., church)*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N, CROSS INTERSECTION WITH 5TH ST N, ON SOUTH SIDE OF AVE*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338450/3073430*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Masonry Vernacular: Brick, block, stone; any date*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *2*
Structural system(s): *Concrete block*
[Other structural system(s)]: *RUSTICATED BLOCK*
Foundation types: *Continuous*
[Other foundation type]: *** blank ***
Foundation materials: *Concrete block*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Molded concrete block*
[Other exterior fabrics] *RUSTICATED BLOCK*
Roof types: *Intersecting gables (cross-gabled)*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *Gable dormer; Gable dormer*
[Other roof secondary structures]: *FRONT AND REAR*
Chimney no.: *1*
Chimney materials: *Brick*
[Other chimney materials]: *** blank ***
Chimney locations: *CENTRAL*
Windows (types, materials, etc.): *WOOD, ALUMINUM DHS 1/1*
Main entrance (stylistic details): *NOT APPLICABLE*
# of open porches: *1*
# of closed porches: *1*
# of incised porches: *** blank ***
Porch locations: *FRONT (OPEN), REAR (CLOSED-ORIGINAL KNEE WALL)*
Porch roof types: *GABLED ROOF*
Exterior ornament: *BRACKETS, ROUND PORCH COLUMNS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Good*
Narrative description: *** blank ***
Commercial surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *** blank ***
Original, intermediate, present uses/year started/year ended: *Residence--private/**/**; Office/**/***
[Other uses]: *WOMEN'S SHELTER OFFICE*
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

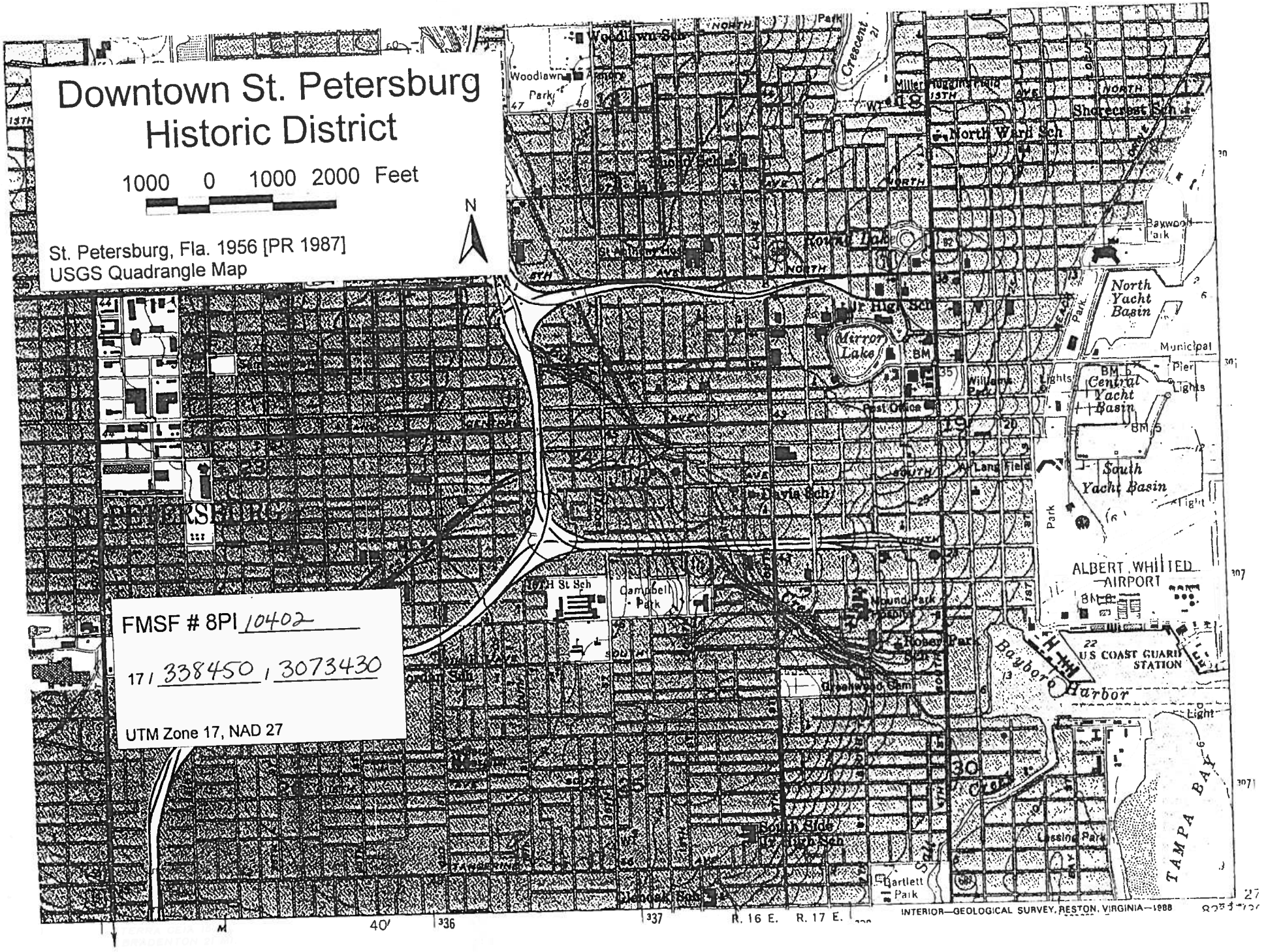
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

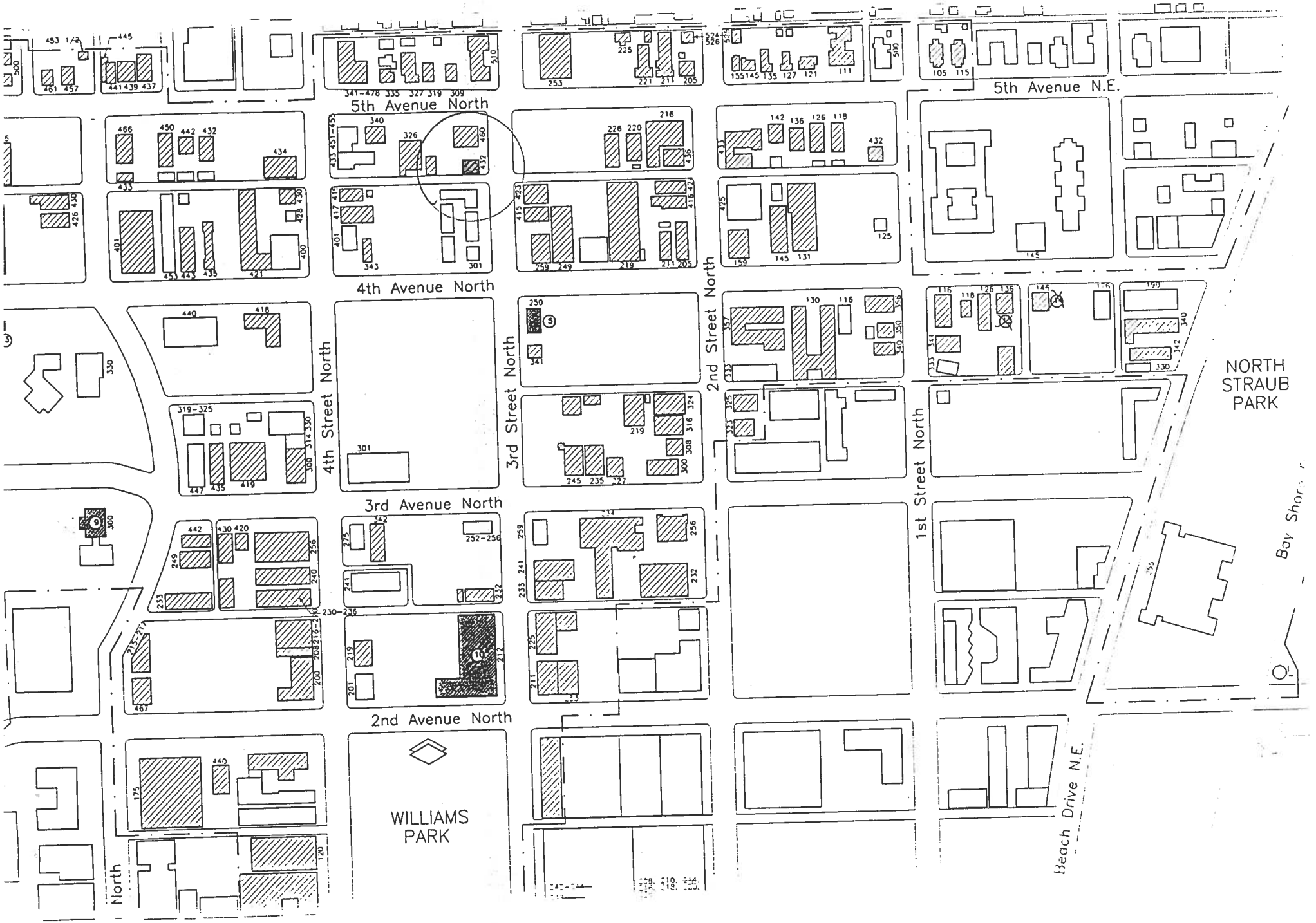
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10402
17 / 338450 / 3073430
UTM Zone 17, NAD 27
Woodlawn Sch
Woodlawn Park
Crescent
Shorecrest Sch
North Ward Sch
Jr High Sch
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
Municipal Pier
Lights
Williams Park
Post Office
Lang Field
North St Sch
Campbell Park
Mound Park
Roser Park
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
Light
Lassing Park
Bartlett Park
TAMPA BAY
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988


5th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
4th Street North
3rd Street North
2nd Street North
1st Street North
5th Avenue N.E.
NORTH STRAUB PARK
WILLIAMS PARK
Beach Drive N.E.
Bay Shore
North



HISTORICAL STRUCTURE FORM

Site #8: *PI10498*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200104*
Recorder #: *** blank ***
Field Date: *04/06/2001*
Form Date: *04/20/2001*
Site name(s): *WIRICK HOTEL*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *434/**/4TH/Street/North*
Cross streets nearest/between: *BETWEEN 4TH AND 5TH STREET NORTH*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *** blank ***
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 4TH AV N, TURN S ON 1ST ST N, ON WEST SIDE OF 1ST ST N*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338540/3073420*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Masonry Vernacular: Brick, block, stone; any date*
[Other style]: *** blank ***
Exterior plan: *Irregular*
[Other exterior plan]: *** blank ***
No. stories: *3*
Structural system(s): *Concrete block*
[Other structural system(s)]: *** blank ***
Foundation types: *Continuous*
[Other foundation type]: *** blank ***
Foundation materials: *Concrete block*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Stucco; Brick*
[Other exterior fabrics] *** blank ***
Roof types: *Flat*
[Other roof types]: *** blank ***

Roof materials: *Built-up roof*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *** blank ***
[Other roof secondary structures]: *** blank ***
Chimney no.: *** blank ***
Chimney materials: *** blank ***
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *4 LIGHT JALOCIF; 2 OVER 2 DOUBLE HUNG SASH,WOOD*
Main entrance (stylistic details): *GLASS INSET DOOR*
# of open porches: *1*
# of closed porches: *** blank ***
# of incised porches: *** blank ***
Porch locations: *EAST FRONT FACADE*
Porch roof types: *FLAT OVERHANG WITH CLOTH AWNING*
Exterior ornament: *AWNING--PAINTED PILASTERS*
Interior plan: *Irregular*
[Other interior plan]: *** blank ***
Condition: *Good*
Narrative description: *** blank ***
Commercial surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Residential surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Institutional surroundings (proportion): *No/few cultural resources show quality (<10%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *C1920*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *** blank ***
Original, intermediate, present uses/year started/year ended: *Store unspecified/**/***
[Other uses]: *HALFWAY HOUSE*
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield**; Local tax records only*
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? *** blank ***
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *** blank ***
Potential contributor to NR district? *** blank ***
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *** blank ***

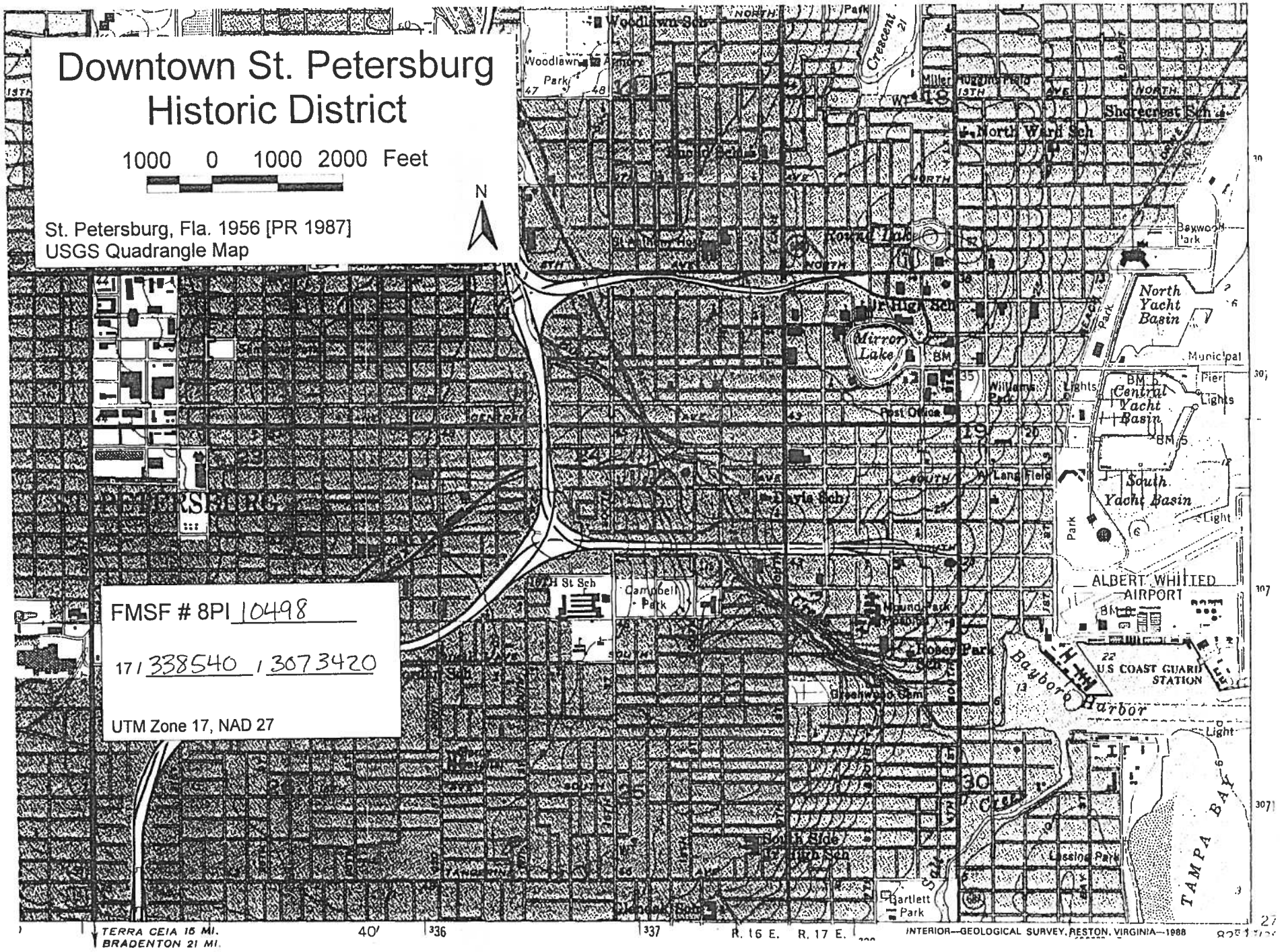
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

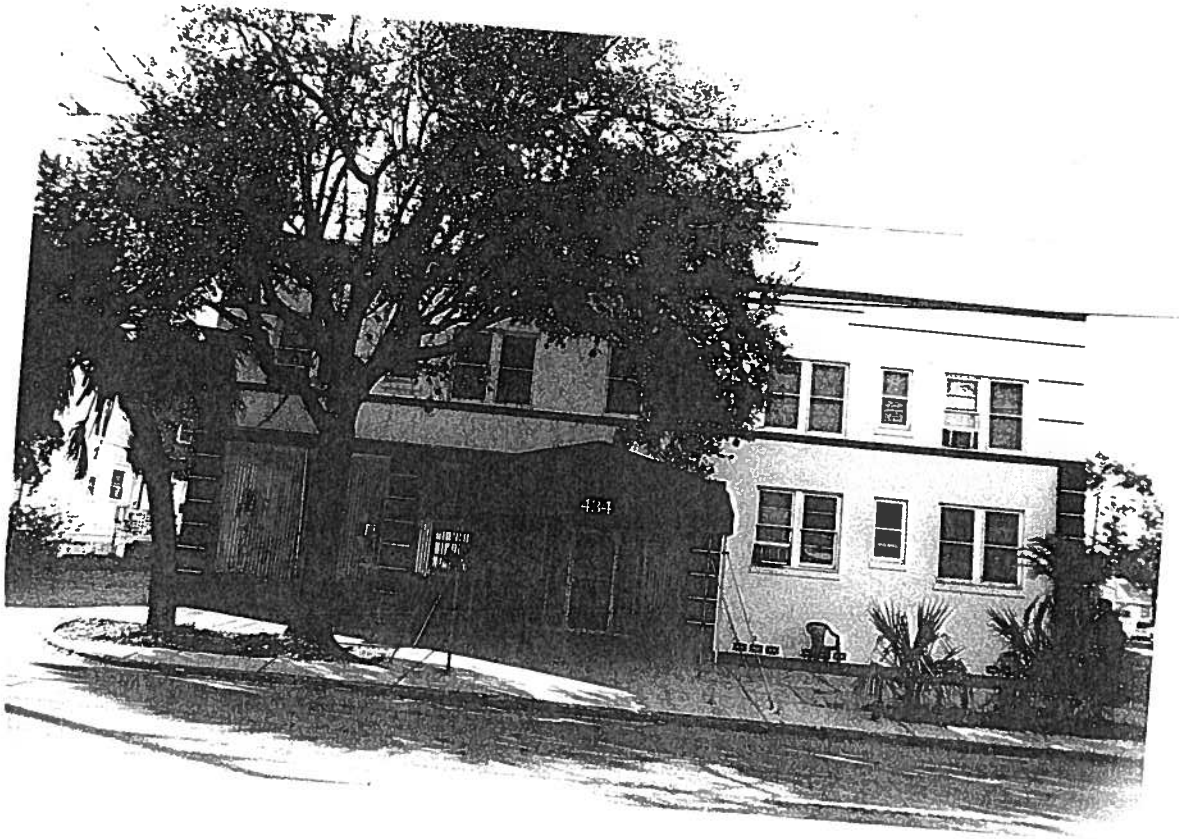
RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*

Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ****
[Other affiliation]: *** blank ****
Is text-only supplement file attached? *** blank ****


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10498
17 / 338540 / 3073420
UTM Zone 17, NAD 27
Woodlawn Sch
Woodlawn Park
Crescent
Shorecrest Sch
North Ward Sch
Jr High Sch
Mirror Lake
North Yacht Basin
Municipal Pier
Central Yacht Basin
South Yacht Basin
Williams Park
Post Office
Lang Field
Campbell Park
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Bartlett Park
TERRA CEIA 15 MI.
BRADENTON 21 MI.
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988

North
4th Street North
3rd Street North
2nd Street North
1st Street North
WILLIAMS PARK
2nd Avenue North
3rd Avenue North
4th Avenue North
5th Avenue North
5th Avenue N.E.
Beach Drive N.E.
NORTH STRAUB PARK
Bay Shore



HISTORICAL STRUCTURE FORM

Site #8: *PI10403*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *AVON HOTEL*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *450/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-corporate-for profit*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N, CROSS INTERSECTION WITH 5TH ST, ON SOUTH SIDE OF AVE*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338430/3073420*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Frame Vernacular: Any date*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *3*
Structural system(s): *Wood frame*
[Other structural system(s)]: *** blank ***
Foundation types: *Piers*
[Other foundation type]: *** blank ***
Foundation materials: *Brick*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Asbestos, shingles or siding; Beaded weatherboard; Molded concrete block*
[Other exterior fabrics] *RUSTICATED BLOCK*
Roof types: *Gable*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *** blank ***
[Other roof secondary structures]: *** blank ***
Chimney no.: *1*
Chimney materials: *Brick*
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *1/1 ALUMINUM AND VINYL 1ST FL, STILL WOOD 1/1 ON 2ND FL DURING FIELD VISIT*
Main entrance (stylistic details): *FRONT*
# of open porches: *1*
# of closed porches: *** blank ***
# of incised porches: *** blank ***
Porch locations: *FRONT*
Porch roof types: *EAVE OVERHANG*
Exterior ornament: *PIERCED BLOCK PORCH FOUNDATION, WOOD SLAT RAILING ON PORCH, METAL AWNING OVER WINDOWS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Fair*
Narrative description: *DUE TO SOME DETERIORATION AND ALTERATION TO THE ORIGINAL STRUCTURE*
Commercial surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *No/few cultural resources show quality (<10%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *Attached room(s) added after original constr. date/**/**/**; Altered not according to the Secretary's standards/**/**/***
Original, intermediate, present uses/year started/year ended: *Rooming house/**/**; Office/**/***
[Other uses]: *** blank ***
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

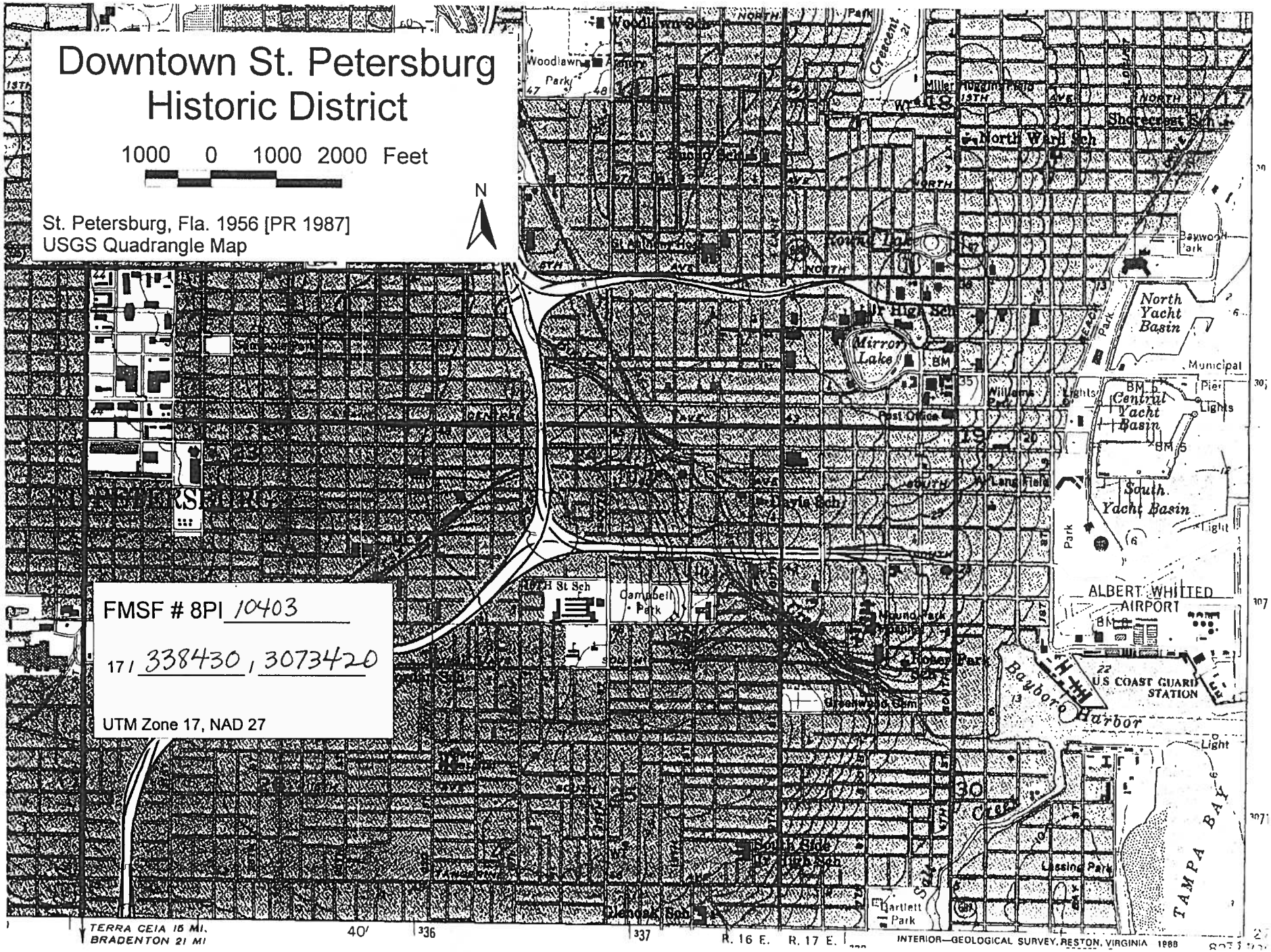
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

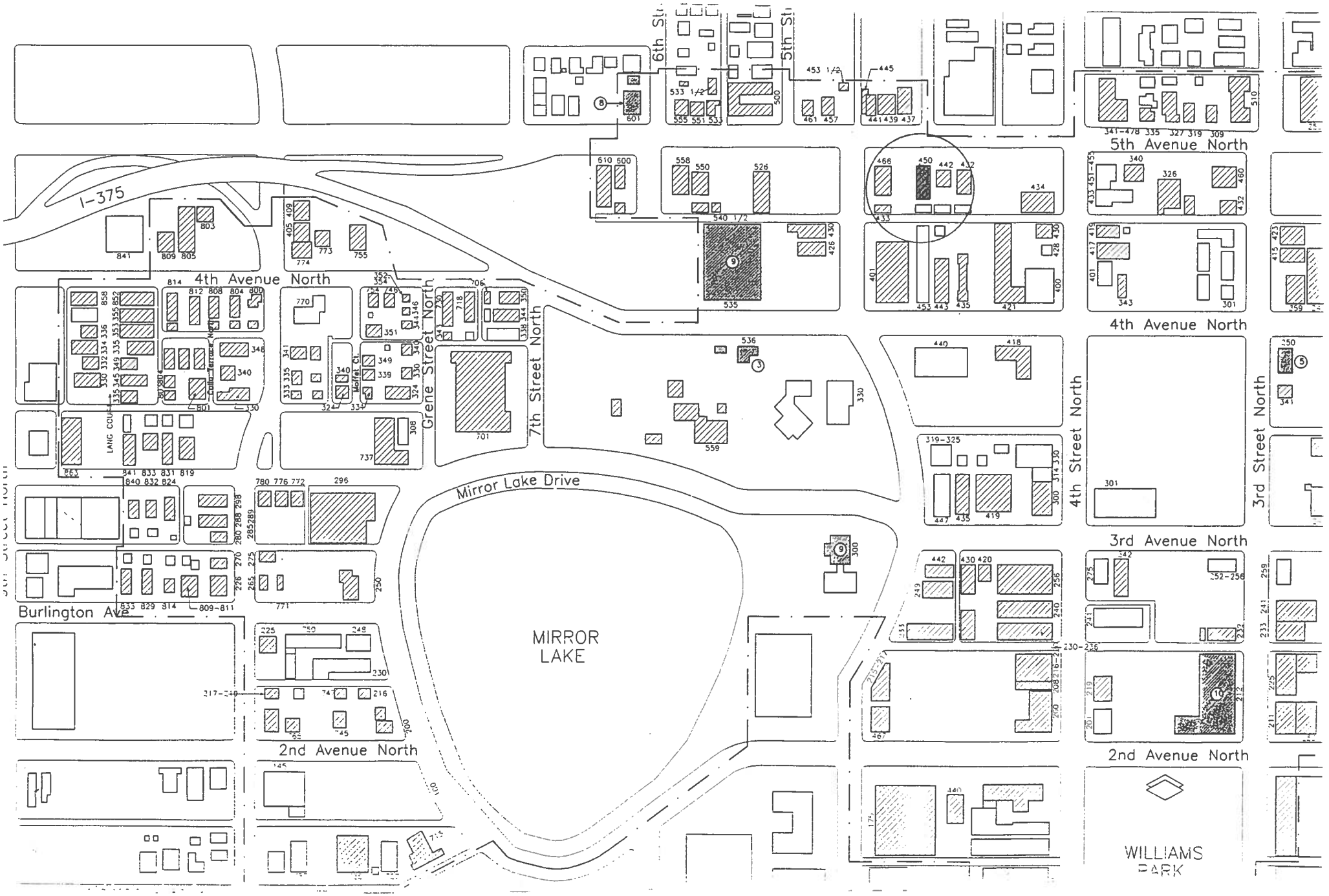
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10403
17/ 338430 / 3073420
UTM Zone 17, NAD 27
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Municipal Pier
Lights
Post Office
Campbell Park
Mound Park
Roser Park
Bartlett Park
Lassing Park
Baywood Park
Shorecrest Sch
North Ward Sch
Jr High Sch
Davis Sch
Fifth St Sch
Gateway Sch
South Side Jr High Sch
Glendale Sch
TERRA CEIA 15 MI.
BRADENTON 21 MI
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA 1988


I-375
6th St
5th St
5th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
Grene Street North
7th Street North
4th Street North
3rd Street North
Mirror Lake Drive
MIRROR LAKE
Burlington Ave
WILLIAMS PARK
LANG COURT
Collin Terrace North
Wolfe Ct.





HISTORICAL STRUCTURE FORM

Site #8: *PI10411*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *466 5TH AVENUE NORTH*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *466/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-individual*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N TO INTERSECTION OF 5TH ST, ON SW CORNER OF AV*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338400/3073430*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Craftsman*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *2*
Structural system(s): *Wood frame*
[Other structural system(s)]: *** blank ***
Foundation types: *Piers*
[Other foundation type]: *** blank ***
Foundation materials: *Brick*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Wood siding; Asbestos, shingles or siding; Wood/plywood*
[Other exterior fabrics] *** blank ***
Roof types: *Gable; Shed*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *Shed dormer*
[Other roof secondary structures]: *EXPOSED RAFTER TAILS*
Chimney no.: *** blank ***
Chimney materials: *** blank ***
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *WOOD DHS 25/1, ALUMINUM 1/1*
Main entrance (stylistic details): *** blank ***
# of open porches: *** blank ***
# of closed porches: *2*
# of incised porches: *** blank ***
Porch locations: *REAR 2ND FLOOR*
Porch roof types: *** blank ***
Exterior ornament: *BRACKETS, CRUCIFORM CAPITOLS WITH CHAMFORED ENDS ON FRONT PORCH COLUMNS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Fair*
Narrative description: *DUE TO SOME DETERIORATION AND ADDITIONS TO THE ORIGINAL STRUCTURE*
Commercial surroundings (proportion): *No/few cultural resources show quality (<10%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *HEX SIDEWALK BLOCKS*
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *Attached room(s) added after original constr. date/C1980/**/***
Original, intermediate, present uses/year started/year ended: *Residence--private/**/**; Residence--private/**/***
[Other uses]: *** blank ***
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

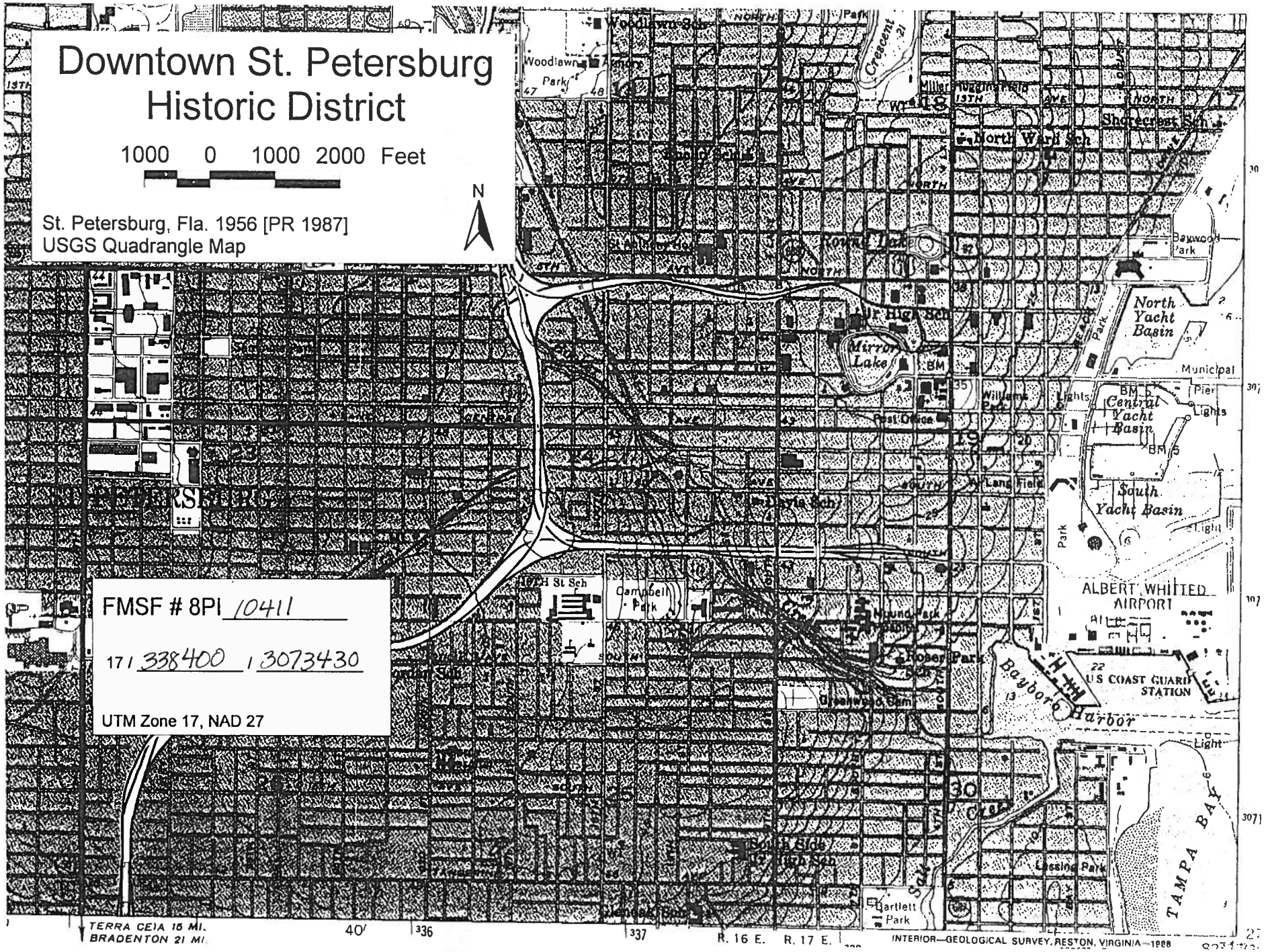
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *NOT INDIVIDUALLY ELIGIBLE DUE TO MAJOR ALTERATION OF ORIGINAL STRUCTURE, BUT POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

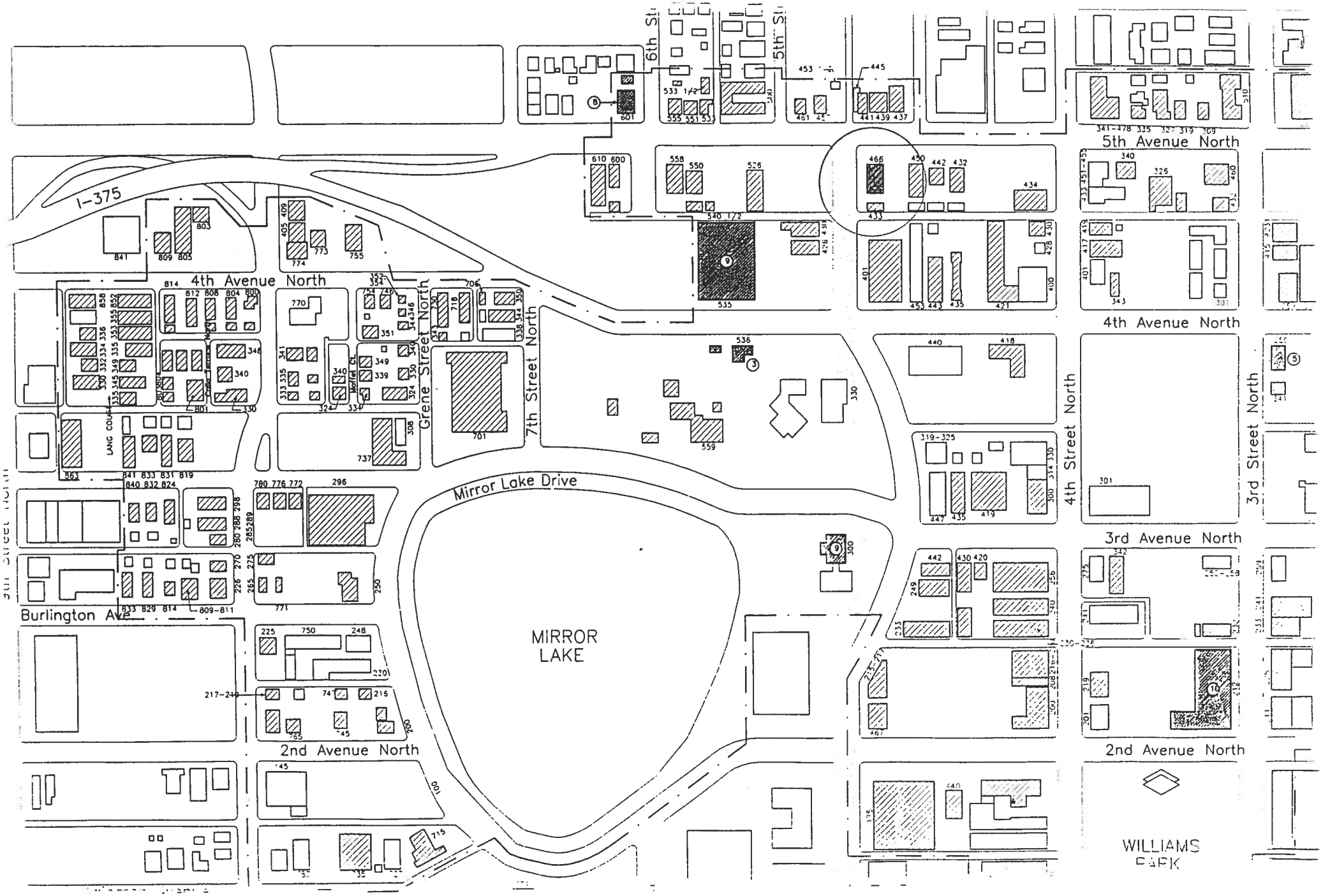
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

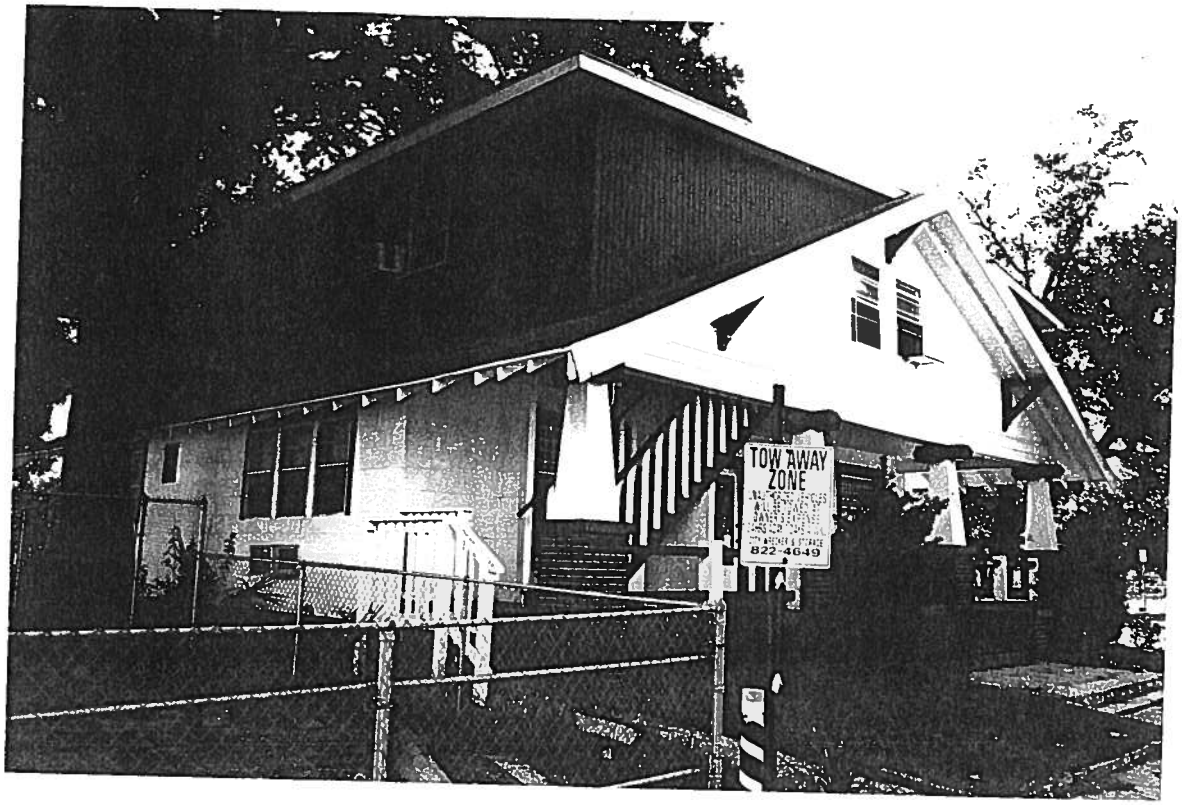
Repositories: Collection/Housed/ACC#/Describe *** blank ***

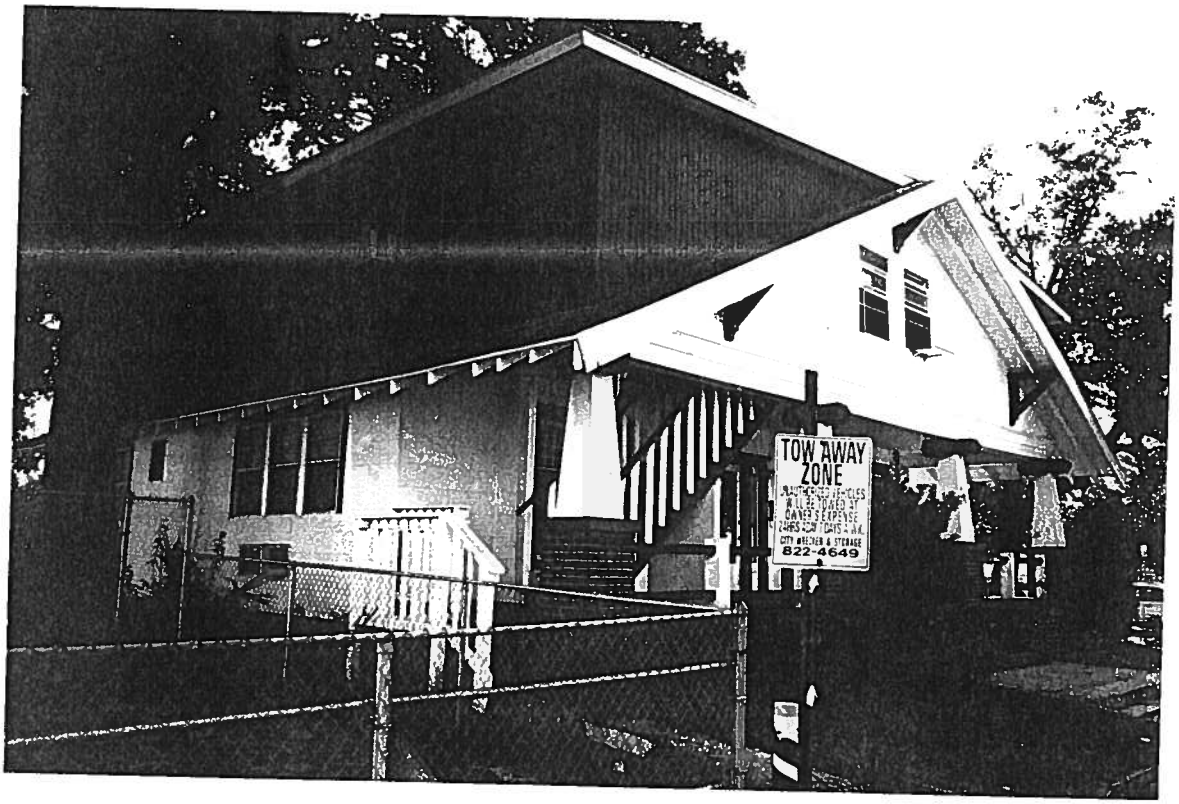
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Recorder affiliation: *** blank ***
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Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10411
17 / 338400 / 3073430
UTM Zone 17, NAD 27
Woodlawn Park
North Ward Sch
Shorecrest Sch
Bayboro Park
North Yacht Basin
Municipal Pier
Mirror Lake
Central Yacht Basin
South Yacht Basin
ALBERT WHITTED AIRPORT
US COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Campbell Park
Mound Park
Roser Park
Lassing Park
Bartlett Park
TERRA CEIA 15 MI.
BRADENTON 21 MI.
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988


I-375
6th St
5th St
5th Avenue North
4th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
Grene Street North
7th Street North
4th Street North
3rd Street North
Mirror Lake Drive
MIRROR LAKE
Burlington Ave
WILLIAMS PARK
LANG COURT


TOW AWAY
ZONE
822-4649


TOW AWAY
ZONE
822-4649

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Exhibit A-1

Appeal Resolutions

Appeal #25-31000007

"A"

RESOLUTION NO._____

A RESOLUTION **DENYING** THE APPEAL AND **UPHOLDING** THE DEVELOPMENT REVIEW COMMISSION'S **APPROVAL** OF A SITE PLAN TO CONSTRUCT A 21-STORY BUILDING WITH 370-DWELLING UNITS INCLUDING 3,819 SQUARE FEET OF COMMERCIAL SPACE AND 485-PARKING SPACES WITH FLOOR AREA RATIO BONUSES AND A BUILDING HEIGHT BONUS FOR THE PROPERTY LOCATED AT 434 4TH STREET NORTH, 432, 442, 450 AND 466 5TH AVENUE NORTH (CITY FILE 25-31000007); MAKING FINDINGS BASED ON THE EVIDENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 7, 2026, the Development Review Commission (DRC) held a public hearing for approval of a Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus; 434 4th Street North, 432, 442, 450 and 466 5th Avenue North; and

WHEREAS, the DRC made a motion to approve the site plan. The motion passed by a vote of 4 to 1, thereby approving the Site Plan; and

WHEREAS, the appellant timely filed the Notice of Appeal of the DRC's decision on January 20, 2026, to come before the City Council to seek a reversal of this decision; and

WHEREAS, the City Council finds that it is appropriate to **deny** the appeal thereby **upholding** the DRC's **approval** of the 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 Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus 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 Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus subject to the conditions of the Staff Report.

BE IT FURTHER RESOLVED that under its de novo appellate authority, based upon the foregoing findings of fact based on evidence, this Council hereby **denies** the appeal, and **upholds** the **approval** of the Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus subject to the conditions in the Staff Report; and

BE IT FURTHER RESOLVED that this resolution shall become effectively immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

	March 10, 2026
Planning Department	Date
	3-11-26
City Attorney	Date

"B"

RESOLUTION NO._____

A RESOLUTION **GRANTING** THE APPEAL AND **OVERTURNING** THE DEVELOPMENT REVIEW COMMISSION'S **APPROVAL** OF A SITE PLAN TO CONSTRUCT A 21-STORY BUILDING WITH 370-DWELLING UNITS INCLUDING 3,819 SQUARE FEET OF COMMERCIAL SPACE AND 485-PARKING SPACES WITH FLOOR AREA RATIO BONUSES AND A BUILDING HEIGHT BONUS FOR THE PROPERTY LOCATED AT 434 4TH STREET NORTH, 432, 442, 450 AND 466 5TH AVENUE NORTH (CITY FILE 25-31000007); MAKING FINDINGS BASED ON THE EVIDENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 7, 2026, the Development Review Commission (DRC) held a public hearing for approval of a Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus; 434 4th Street North, 432, 442, 450 and 466 5th Avenue North; and

WHEREAS, the DRC made a motion to approve the site plan. The motion passed by a vote of 4 to 1, thereby approving the Site Plan; and

WHEREAS, the appellant timely filed the Notice of Appeal of the DRC's decision on January 20, 2026, to come before the City Council to seek a reversal of this decision; and

WHEREAS, the City Council finds that it is appropriate to **grant** the appeal thereby **overturn** the DRC's **approval** of the 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 Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus 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 Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus subject to the conditions of the Staff Report.

BE IT FURTHER RESOLVED that under its de novo appellate authority, based upon the foregoing findings of fact based on evidence, this Council hereby **grants** the appeal, and **overturns** the **approval** of the Site Plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of commercial space and 485-parking spaces with floor area ratio bonuses and a building height bonus, subject to the conditions in the Staff Report; and

BE IT FURTHER RESOLVED that this resolution shall become effectively immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

	March 10, 2026
Planning Department	Date
	3-11-26
City Attorney	Date

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Exhibit A-2

DRC Reports

Appeal #25-31000007

CITY OF ST. PETERSBURG
PLANNING DEPT.
ZONING DIVISION

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

UPDATED - SITE PLAN REVIEW
PUBLIC HEARING

According to Planning Department records, **No Commissioner** 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 ZONING DIVISION, PLANNING DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 7, 2026, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	25-31000007 **PLAT SHEET:** F-2
REQUEST:	Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square foot ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.
OWNER:	Wirck LLC; H H 20 LLC; Hideaway Hills MHP LLC; North Sunrise Motel II LLC
AGENT:	Trenam Law – Matt Poling 200 Central Ave., Suite 1600 St. Petersburg, FL 33701
ADDRESS:	434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N.
PARCEL ID NUMBER(S):	19-31-17-74466-006-0010; 19-31-17-74466-006-0011; 19-31-17-74466-006-0012; 19-31-17-74466-006-0020; 19-31-17-74466-006-0030; 19-31-17-74466-006-0050; 19-31-17-74466-006-0060; 19-31-17-74466-006-0070; 19-31-17-74466-006-0081; 19-31-17-74466-006-0080
LEGAL DESCRIPTION:	On File
ZONING:	Downtown Center (DC-2)

SITE AREA TOTAL: 55,355 square feet or 1.3 acres

GROSS FLOOR AREA:

Existing:	31,343 square feet	0.6 F.A.R.
Proposed:	387,485 square feet	7.0 F.A.R.
Permitted:	387,485 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	13,355 square feet	24% of Site MOL
Proposed:	49,275 square feet	89% of Site MOL
Permitted:	52,587square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	30,209 square feet	55% of Site MOL
Proposed:	52,526 square feet	95% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	25,146 square feet	45.4% of Site MOL
Proposed:	2,829 square feet	5% of Site MOL

PAVING COVERAGE:

Existing:	16,854 square feet	30% of Site MOL
Proposed:	3,251 square feet	6% of Site MOL

PARKING:

Existing:	39; including 1 handicapped spaces
Proposed:	485; including 9 handicapped spaces
Required	370; including 8 handicapped spaces

BUILDING HEIGHT:

Existing:	33 feet
Proposed:	212 feet
Permitted:	212 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 mixed-use development which is a permitted use within the DC-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus. The subject property consists of properties located at 434 4th Street North and 432, 442., 450 and 466 5th Avenue North. These parcels make up the block in its entirety.

The subject property is developed with multi-family residential structures and various surface parking lots.

Background:
The subject property consists of ten (10) parcels and seven (7) structures. These parcels are currently developed with surface parking lots, and various multi-family buildings. These structures were constructed between 1920 and 1930. In total, the 7-existing multi-family structures provide 74-units.

The subject property is located within the Downtown St. Petersburg National Register Historic District. The Downtown St. Petersburg National Register District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. Of the ten (10) parcels being redeveloped, four (4) are considered contributing. While this designation acknowledges the area's historic significance, it does not impose restrictions on property use. The existing structures on the subject property were initially classified as contributing to the district.

Current Proposal:
The applicant is seeking approval of a site plan unifying all parcels to construct a 21-story building with 370-dwelling units including 3,819 square feet of ground floor commercial spaces and a 485-space parking garage. The Project has been carefully designed with sensitivity to its context, particularly the nearby potentially eligible historic church and surrounding neighborhood. The main tower is strategically positioned at the northeast corner to maximize the distance from the church. The ground floor of the new building will consist of vehicle and bicycle parking, entrances to the parking garage and back-of-house facilities. Residential units, a double-height lobby and commercial spaces will wrap the first two levels of the structured parking on the north, east and west facades of the building. The use of the podium, transparency, and open areas aims to enhance the pedestrian experience and minimize the visual impact of building. The residential indoor and outdoor amenity deck is located above the parking garage. The remaining floors will be devoted solely to residential units. Vehicular access will be from 5th Street North and the existing east-west alley that is south of the proposed building. A total of 485 parking spaces will be provided within the garage. Pedestrian access to the residential lobby, commercial space and ground floor residential units will be from the abutting public sidewalks. This proposal will unify the sites and provide one cohesive development on this block with some sensitivity to historic and archeological resources.

As proposed, the development embodies a contemporary architectural style, featuring design elements such as clean lines, interesting angles to draw the eye, providing a cohesive connection between upper and lower levels and expansive glazing that establish a sophisticated aesthetic. Along the facade, balconies contribute to the building's visual rhythm and dynamic appeal. This residential tower seamlessly combines innovative architectural aesthetics with functional design, creating a standout presence in the heart of St. Petersburg.

Building Height:
The height of the proposed building will be 212 feet above grade. The maximum building height for the subject property is 200 feet. Per Section 16.60.020, the applicant qualifies for an additional height bonus of 12-feet due to 50 percent of the first floor being devoted to parking. Buildings with a height greater than 150-feet above grade require approval by the Development Review Commission. Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria as outlined in Section 16.70.040.1.1 (D). The Airport Height Limit is 208-feet Above Mean Sea Level (AMSL). The height that is being requested by the applicant is also required to be approved by the F.A.A. and an Airport obstruction permit may be required, see

Section 16.70.030.1.13. City Code requires a decorative crown and crown lighting is encouraged for any project approved for additional building height.

Floor Area Ratio Bonuses:

The base Floor Area Ratio (FAR) within the DC-2 district is 3.0. The applicant is requesting a bonus of 4.0 FAR for a total combined FAR of 7.0 which includes 383,666 square feet of new residential use area, 3,819 square feet of commercial space. In addition, the applicant is constructing 200,661 square feet of parking garage, with 485-spaces. The parking garage area is exempt from the FAR calculation. For projects requesting additional FAR, the following priority shall apply: the project requires following the public hearing process, then the first 0.5 bonus FAR shall be historic preservation, and the next 1.0 bonus FAR shall be workforce housing. Thereafter, any bonus or combination of bonuses are allowed.

0.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. To qualify for the bonus, the applicant will be required to purchase 27,678 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

1.0 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-half of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. The total construction cost of the project is approximately $134,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 1.0, the applicant shall provide a minimum of 55,355 Square feet of workforce housing units (as set forth in the City's workforce housing program) or 1.0 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of $1,340,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

2.5 FAR – Any combination of the following FAR bonuses: support workforce housing, historic TDR's, LEED certification or equivalent, streetscape improvement program or additional open space.

To allow flexibility, the applicant is seeking to utilize any combination of the above FAR bonuses to achieve a FAR bonus of 2.5. To qualify for the bonuses, the application will be required to list on the plans submitted for permitting the FAR bonuses that will be utilized, the amount of each bonus that will be utilized and how the project qualifies for each bonus.

DRC Review and Discussion:

The Development Review Commission (DRC) heard the application to approve the Site Plan at the September 3, 2025 hearing. After hearing testimony from staff, the applicant's agent (Don Mastry), Representatives from Preserve the Burg, and the public, the DRC approved a motion to defer the request to the November 5, 2025, Public Hearing to allow the applicant to provide additional information and address some of the concerns. The commissioners expressed concerns with the following: scale and mass of the proposed building, the amount of parking provided, the screening on

the parking garage and requested a revised rendering to better demonstrate the architectural design and intents of the development.

In response to comments received, the Developer has provided the following information and revisions. The developer has agreed that the south side of the parking garage will be screened in a manner consistent with the remainder of the structure. Regarding concerns about building size, the Applicant states that the property's zoning is designed to allow the proposed height and floor area ratio (FAR). When the Downtown Center (DC) districts were established, City Council determined that the heights and FAR allowances set forth in the Land Development Code were appropriate for the surrounding context. The applicant references The Height Restrictions Map, in Section 16.20.120.7.1 of the Code, stating that it provides the intended "tapering" of building heights to transition from the downtown core toward adjacent neighborhoods. Applicant states there are examples within downtown where taller buildings are located adjacent to lower-scale development. Similarly, FAR bonuses are not discretionary, but permitted options available to qualifying projects as outlined in Section 16.20.120.6 of the Code. Property owners state they are entitled to rely on these established standards. Lastly, concerning the 3D model, the Developer clarified that the version presented at the Development Review Commission meeting was inadvertently unrendered; a fully rendered model has since been submitted to staff for review. Finally, to address comments regarding parking availability, the Developer has coordinated with the Hollander Hotel to reallocate parking and provide 25 spaces for the project and not the hotel. The overall parking spaces proposed remain the same, the only change is in the number of spaces allocated for the adjacent hotel.

In summary the applicant provided responses to the DRC's concerns but did not provide any changes to the scale of the development, no decrease in height or proposed number of dwelling units. They provided a fully rendered 3-D model, to demonstrate the project is designed to code and meets all design regulations.

Staff incorporated the previously amended and approved DRC revision to Special Condition of Approval #9. The Condition used to state; *"The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style."* It now states, *"The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style, on both the North and South sides."*

Staff has also incorporated a new Special Condition of Approval based on input from Preserve the Burg. This new condition, condition #24 states *"The applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the Building Official."*

RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

1. The use is consistent with the Comprehensive Plan;

Staff Response: The subject property is zoned Downtown Center 2 (DC-2), the Future Land Use is Central Business District (CBD) and is located in the Intown Activity Center. The proposed uses are consistent with the plan.

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

Staff Response: Residential and commercial uses are permitted uses in the DC-2 zoning districts.

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 the county, respectively;

Staff Response: The development adheres to these criteria and meets all Code standards. Vehicle access will be available via 5th St. N., while pedestrian access will be offered along 5th St. N., 5th Ave. N., and 4th St. N. Adequate loading zones, utility connections, and emergency access are ensured through these entry points. Vehicular access to the parking garage is proposed on 5th Street North and is located at approximately the same location as an existing driveway. Four driveways on 5th Avenue North will be removed as part of the redevelopment of the property. The proposed access plan is acceptable. The applicant will need to coordinate with the FDOT on modifications within the 4th Street North and 5th Avenue North rights-of-way.

Forward Pinellas has developed the Multimodal Accessibility Index (MAX Index), which evaluates accessibility within quarter-mile grid cells. MAX scores are determined based on several criteria. While the countywide average MAX score is 7.5, the subject property stands out with a score of 70.5.

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 proposes 485 vehicle parking spaces. The proposed residential development consists of 67 studios, 186 one-bedroom units, and 117 two-bedroom units. On-street parking currently exists on 5th Street North, but not on 4th Street North or 5th Avenue North. On-street parking on 5th Street North is illustrated on the site plan. As required by code, the plan proposes to provide 10-foot sidewalks on 4th Street North, 5th Avenue North, and 5th Street North due to the DC-2 zoning. The development will utilize pedestrian bulb outs that were constructed at the 5th Avenue North intersections at 4th Street North and 5th Street North. Staff has determined that a total of 393 parking spaces are needed, consisting of 21 short-term and 372 long-term spaces. However, short-term parking is not indicated near the retail tenants or the entrances to the multifamily units. Bicycle parking is currently shown within the interior of the development. If the site plan is approved, additional information regarding both short-term and long-term bicycle parking will be required during the permitting process.

Vehicle Parking *370 (required) 485 (proposed)*
Bicycle Parking *393 (372-long term / 21-short term)*

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 development based on the acceptable level of service (LOS) of the adjacent major streets. Staff has determined that a total of 393 bicycle parking spaces are needed, consisting of 21 short-term and 372 long-term spaces. However, short-term parking is not indicated near the retail tenants or the entrances to the multifamily units. Bicycle parking is currently shown within the interior of the development. If the site plan is approved, additional information regarding both short-term and long-term bicycle parking will be required during the permitting process.

Trip Generation- *100 a.m. peak hour trips (26 trips entering and 74 trips exiting the site)*
119 p.m. peak hour trips (74 trips entering and 45 trips exiting the site).

Roadway Level of Service-
5th Avenue North = LOS "C"
4th Street North = LOS "C"
4th Ave North = LOS "D"

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 June 20, 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 project provides the required amount of open space, is designed and oriented to address the public realm and is consistent with other projects in the DC-2 zoning districts and the Intown Activity Center.

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: The are no archeological resources in the general vicinity. The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structures on the subject property are contributing to the district but are not nationally or locally designated or listed as potentially eligible. There are no local landmarks within 200-feet of the subject property. A detailed discussion regarding the Project's sensitivity to a nearby potentially eligible historic landmark is included in item 14 below. The Project is well-suited to the surrounding high-intensity mixed-

use neighborhood, which is approved for and features similar mid- to high-rise buildings.

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: Residential and commercial uses are permitted in the DC-2 zoning district. The DC-2 zoning districts and Intown Activity Center provides for intense developments. The proposed project is compatible with other developments in the DC-2 zoning district.

11. 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 project is permitted in the DC-2 zoning district. The development meets all required setbacks and buffers. The applicant proposes to provide amenities for residences of the project. Staff has added special conditions of approval in the staff report to help mitigate for any potential adverse impacts such as noise.

12. 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.

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

Staff Response: The subject property is located in the DC-2 zoning district. The applicant will comply with the landscape section of the Code. There are no wetlands located on the subject project.

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

Staff Response: The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The application was routed to the City's Urban Planning and Historic Preservation Division (UPHP) staff for review. A memorandum dated July 2, 2025, was provided by UPHP, which is attached to this report.

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

Staff Response: The proposed development is not located in an evacuation zone.

16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:
    a. Water.
    b. Sewer.
    c. Sanitation.
    d. Parks and recreation.
    e. Drainage.

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

Public Comments:
Prior to the hearing, Staff received email requests for additional information. Staff also received several emails opposing the development, some in support, and two registered opponent forms.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. **Floor area ratio bonuses;**
2. **Bonus to building height; and**
3. **The site plan subject to the Special Conditions of Approval.**

B. Special Conditions of Approval:

1. **Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to $100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to $50,000.00.**
2. **The applicant shall provide a minimum of 55,355 Square feet of workforce housing units (as set forth in the City's workforce housing program) or provided on site or1.0 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.**
3. **The applicant shall purchase a minimum of 27,678 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus of 0.5. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.**
4. **The applicant shall provide, in any combination, to achieve a total bonus of 2.5 FAR by utilizing the following FAR bonuses: support for workforce housing, Historic Transfer of Development Rights, LEED certification or equivalent, financial support to the streetscape fund or additional open space. To qualify for the bonuses, the applicant will be required to list on the plans submitted for permitting the FAR bonuses that will be utilized, the amount of each bonus that will be utilized and how the project qualifies for each bonus.**
5. **The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.**

6. **Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.**
7. **Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
8. **The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.**
9. **The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style, on both the North and South sides.**
10. **Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.**
11. **Bicycle parking shall be provided as required by Section 16.40.090.**
12. **Exterior lighting shall comply with Section 16.40.070.**
13. **Mechanical equipment shall be screened from the abutting rights-of-way.**
14. **Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.**
15. **The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.**
16. **A noise mitigation and monitoring plan shall be required to be approved prior to the installation of an outdoor amplified sound system.**
17. **The applicant shall receive a notice of no hazard to air navigation issued by the FAA prior to the issuance of building permits.**
18. **Applicant shall file an Airport Obstruction Permit for review and approval prior to building permit issuance, 16.70.030.1.16**
19. **The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated June 24, 2025.**
20. **The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated July 31, 2025.**
21. **The site plan shall be modified as necessary to comply with the comments in the Planning and Historic Preservation Division's Memorandum dated July 2, 2025.**
22. **The site plan shall be modified as necessary to comply with the comments in the Water Resources Department's Memorandum dated July 18, 2025.**
23. **This Site Plan approval shall be valid through January 7, 2031. 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.**
24. **The applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the Building Official.**

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 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 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 Zoning 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 BY:

/s/ Adriana Puentes Shaw *12-23-2025*

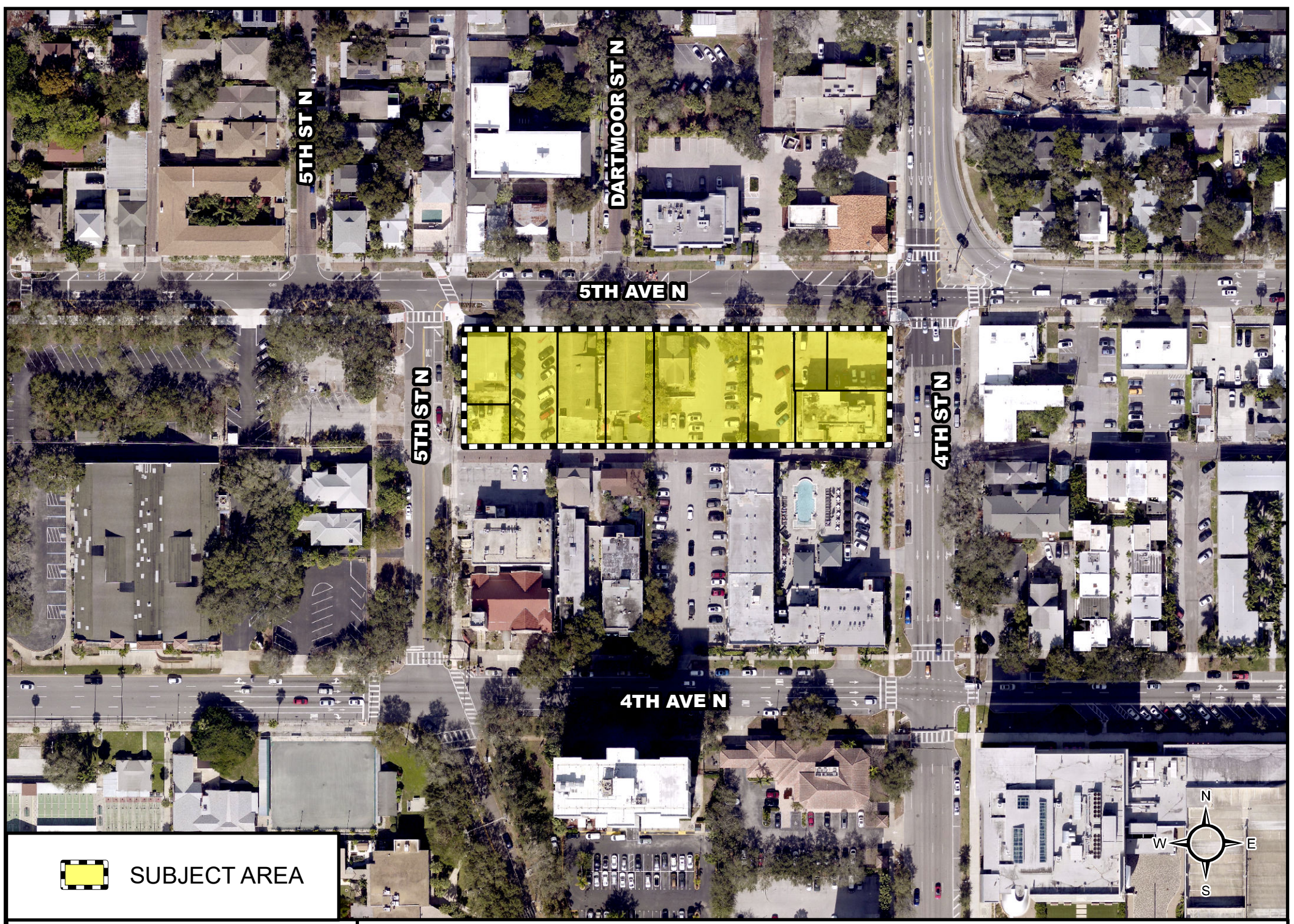
Adriana Shaw Urban Design and Development Coordinator DATE
Zoning Division
Planning Department

REPORT APPROVED BY:

/s/ Corey D. Malyszka *12-29-2025*

Corey Malyszka, AICP, Zoning Official (POD) DATE
Zoning Division
Planning Department

Attachments: Location Map, Application, Survey, Site Plan, Landscape Plan, Elevations, Transportation And Parking Management Department Memo, Engineering and Capital Improvement Department Memo, Water Resources Department Memo, Historic Preservation Division (UPHP) Memo, Registered Opponents, Public Input, Applicant's Supplemental Narrative, Analysis and Revised Renderings



Planning & Development Services
City of St. Petersburg

DRC Case # 25-31000007

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☐ SPECIAL EXCEPTIO
☐ SITE PLAN REVIEW

Application No. _____

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address:	
City, State, Zip:	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email:
NAME of ARCHITECT or ENGINEER:	
Company Name:	Contact Name:
Telephone No:	
Website:	Email:
PROPERTY INFORMATION:	
Address/Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	
PRE-APP MEETING DATE:	**STAFF PLANNER:**

FEE SCHEDULE

SPECIAL EXCEPTION (SE)		SITE PLAN REVIEW (SPR)	
Special Exception (SE), General Application:	$1,250.00	Site Plan Review (SPR), General, By Commission	$1,250.00
Special Exception (SE), Modification:	$ 500.00	Site Plan Review (SPR), General, By POD	$ 500.00
Concurrency	$ 25.00	Site Plan Review (SPR), General, Related to SE	$ 0.00
VARIANCES		Site Plan Review (SPR), Modification, By Commission	$ 500.00
Each Variance Requested for SE/SPR	$ 200.00	Site Plan Review (SPR), Modification, By POD	$ 250.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

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

Signature of Owner/Agent*:_____

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

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AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name:

WIRICK LLC; H H 20 LLC; HIDEAWAY HILLS MHP LLC; NORTH SUNRISE MOTEL II LLC

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

Property Address: 434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N.

Parcel ID#: 19-31-17-74466-006-0010; 19-31-17-74466-006-0011; 19-31-17-74466-006-0012; 19-31-17-74466-006-0020; 19-31-17-74466-006-0030; 19-31-17-74466-006-0050; 19-31-17-74466-006-0060; 19-31-17-74466-006-0070; 19-31-17-74466-006-0081; 19-31-17-74466-006-0080

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation site plan approval.

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

Agent's Name(s): Trenam Law

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

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

Signature (owner): _____ Michael Andoniades
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Personally Known

Notary Signature: _____ Date: 03/31/2025

Commission Expiration (Stamp or date):

NOTARY PUBLIC STATE OF FLORIDA
Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
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☐ SPECIAL EXCEPTION
☐ SITE PLAN REVIEW

DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE					
1.	**Zoning Classification**:				
2.	**Existing Land Use Type(s)**:				
3.	**Proposed Land Use Type(s)**:				
4.	**Area of Subject Property**:				
5.	**Variance(s) Requested**:				
6.	**Gross Floor Area** (total square feet of building(s))				
	Existing:		Sq. ft.		
	Proposed:		Sq. ft.		
	Permitted:		Sq. ft.		
7.	**Floor Area Ratio** (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:		Sq. ft.		
	Proposed:		Sq. ft.		
	Permitted:		Sq. ft.		
8.	**Building Coverage** (first floor square footage of building)				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
	Permitted:		Sq. ft.		% of site
9.	**Open Green Space** (include all green space on site; do not include any paved areas)				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
10.	**Interior Green Space of Vehicle Use Area** (include all green space within the parking lot and drive lanes)				
	Existing:		Sq. ft.		% of vehicular area
	Proposed:		Sq. ft.		% of vehicular area
11.	**Paving Coverage** (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site

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☐ SPECIAL EXCEPTION
☐ SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)						
12.	**Impervious Surface Coverage** (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:		Sq. ft.		% of site	
	Proposed:		Sq. ft.		% of site	
	Permitted:		Sq. ft.		% of site	
13.	**Density / Intensity**					
	No. of Units		*No. of Employees*		*No. of Clients (C.R. / Home)*	
	Existing:		Existing:		Existing:	
	Proposed:		Proposed:		Proposed:	
	Permitted:					
14 a.	**Parking (Vehicle) Spaces**					
	Existing:		includes		disabled parking spaces	
	Proposed:		includes		disabled parking spaces	
	Permitted:		includes		disabled parking spaces	
14 b.	**Parking (Bicycle) Spaces**					
	Existing:		Spaces		% of vehicular parking	
	Proposed:		Spaces		% of vehicular parking	
	Permitted:		Spaces		% of vehicular parking	
15.	**Building Height**					
	Existing:		Feet		Stories	
	Proposed:		Feet		Stories	
	Permitted:		Feet		Stories	
16.	**Construction Value**					
	What is the estimate of the total value of the project upon completion? $					
	Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage					
	Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your					
	earliest convenience. The DRC must approve all Drainage Ordinance variances.					

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PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT
Street Address:
1. Details of techniques the applicant used to involve the public
(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecona.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.
□ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
□ Attach the evidence of the required notices to this sheet such as Sent emails.

Mathew S. Poling

From: Mathew S. Poling
Sent: Friday, May 2, 2025 4:26 PM
To: 'president@stpetedna.org'; 'variance@stpetecona.org'; 'kleggs11@outlook.com'; 'historicuptown@gmail.com'; 'president@honna.org'
Cc: Adriana Puentes Shaw (Adriana.Shaw@stpete.org); Corey Malyszka (corey.malyszka@stpete.org)
Subject: Notice of Intent to File- 434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N.
Attachments: Site Plan Application- Hollander.pdf

Please see the attached application that the applicant named therein intends to file regarding the referenced property. Feel free to contact me if you have any questions or comments.

Thanks,

Matt

TRENAM LAW

MATHEW S. POLING | SHAREHOLDER

Dir: 813-227-7439 | Fax: 813-227-0406 | email | vcard | bio
200 Central Avenue, Suite 1600, St. Petersburg, FL 33701
101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602
Main: 727-896-7171 (St. Pete) or 813-223-7474 (Tampa) | www.trenam.com

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NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

Stadler Development LLC (the "Developer") is the contract purchaser of the property located at 434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N. (collectively, the "Property"). The Property is zoned DC-2, which permits various residential and commercial uses by right, with a maximum 7.0 FAR and a maximum height of 212 ft (200 ft with an additional 12 ft for more than 50% of the ground floor consisting of parking).

The Property is currently used as apartments and surface parking. The Developer proposes to redevelop it with a 21-story building containing 370 dwelling units, 3,819 sf of commercial space and a 485-space parking garage (the "Project").

The Developer met with Preserve the Burg on July 31, 2025 and one of their historic preservation advocates on August 18, 2025. The Developer noted that in addition to the design elements which it believes show sensitivity to historic resources, the Developer has agreed to the following conditions of approval suggested by the City's Planning and Historic Preservation Division:

1. **Vibration Monitoring**. Vibration monitoring during the period of construction.

2. **Historic Streetscape Materials Preservation**. Historic streetscape materials shall be preserved in accordance with City Code Section 16.40.130. Materials include hex-block pavers, brick streets and alley, and granite curbs along the adjoining public streets and alley.

3. **Florida Master Site File Form Update**. Historic preservation staff shall be granted access to the subject property to document the existing buildings for the purpose of updating associated Florida Master Site File ("FMSF") forms prior to demolition. Access shall be scheduled with the property owner during approved dates and times only.

4. **Historic Streetscape Materials.** Existing hex-block sidewalk pavers are required to be preserved. For consistency and to help restore historic integrity, it is recommended that hex-block sidewalk pavers be used for the balance of the adjoining sidewalks.

5. **Windows.** Prior to demolition, the property owner [applicant or successors] is encouraged to deconstruct by carefully removing the historic wood windows and making the window materials available for salvage or donation.

The Developer is requesting site plan/bonus, public hearing approval for the Project. Under the public hearing approval process, the Property has a maximum FAR of 7.0 and a maximum height of 212 ft (200 ft with an additional 12 ft for more than 50% of the ground floor consisting of parking). The Developer proposes a 7.0 FAR (as set forth in the attached FAR calculations) and a maximum height of 212 ft. A decorative crown feature will be provided as required by Code.

Discussion of Standards of Review for Site Plans

(Sec. 16.70.040.1.4 of the City of St. Petersburg Land Development Code ("Code")

1. *The use is consistent with the Comprehensive Plan;*

   The Property is designated Central Business District and Intown Activity Center in the City's Comprehensive Plan. These designations permit the highest intensity development within the City along with a range of various uses, including those proposed for the Project.

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

   The Property's land use (Central Business District and Intown Activity Center) and zoning (DC-2) designations permit the Project.

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 the county, respectively;*

   The Project complies with these items and meets or exceeds all Code requirements. Vehicular access to the Project will be provided on 5th St. N., and pedestrian access will be provided on 5th St. N., 5th Ave. N. and 4th St. N. Sufficient loading, utility and emergency access are provided from these access points.

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;*

   The Project complies with these items and meets or exceeds all Code requirements. Off street parking and loading will be provided within the Project's new parking garage, which is accessed on 5th St. N. The parking garage will be screened from adjacent properties. Bicycle parking will be provided in accordance with Code.

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;*

   Traffic impact reports are not required in downtown. The entitlements for the Project are already permitted by the Property's land use and zoning designations.

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 City ordinance, county ordinance, or SWFWMD;*

   The Project complies with these items and meets or exceeds all Code requirements. The Project includes upgrading the Property's drainage system as required by the Code.

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

   No signage is proposed with this application, but all signage or lighting for the Project will meet or exceed all Code requirements.

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;*

   The Project complies with these items and meets or exceeds all Code requirements. The building is oriented towards the corner of 5th Ave. N. and 4th St. N. Onsite open space will be located adjacent to 5th Ave. N. and 4th St. N.

   The Project meets or exceeds all required setbacks and is consistent with the appearance, harmony and character of other buildings in downtown and the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

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;*

   There are no known environmental, historic or archaeological sites on the Property. A discussion of the Project's sensitivity to a nearby local historic landmark is provided below in item 14. The Project is compatible with the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

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;*

    The Project is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of similar high-intensity mixed-uses and the Project will likely enhance property values in this area.

11. *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;*

    The Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties. The Project provides amenities which are comparable to other buildings of its type in the City. No adverse effects of noise, lights, dust, fumes and other nuisances are expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood.

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

    The Property is of sufficient size for the development proposed and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

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

    The Project will be landscaped in accordance with Code. No wetlands exist on the Property. Any tree removal shall be in accordance with Code.

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

    The Project complies with these items and meets or exceeds all Code requirements.

    No archaeological resources are known to exist on or within 200 ft of the Property. No local or national landmarks are located on or within 200 ft of the Property.

    One local landmark, Trinity Lutheran Church, located at 467 4th Ave. N., is within 200 ft of the Property. This property is located south of the Property, 75 ft across an alley and surface parking lot. The church faces 4th Ave. N. and 5th St. N., with the Property being adjacent to the rear of its office addition—see attached photograph.

    The Property and those surrounding it are located within the Downtown St. Petersburg National Register Historic District. National register designations do not impose any restrictions on the use of property.

    The structures on the Property were designated as contributing to the national district when it was originally created; however, these structures are in poor condition, have been extensively altered over the years and contain no historically important elements—see attached photographs. The Developer believes that these structures do not qualify for designation as a local or national landmark and thus are not historic resources requiring protection.

The Project has been thoughtfully designed to be sensitive to both the landmark church and the surrounding neighborhood. The main tower has been deliberately located toward the northeast corner of the Property, which is the intersection of 4th St. N. and 5th Ave. N. and is as far away as possible from the church.

The attention to detail and design elements at the ground level including the commercial uses and residential lobby, double height ground floor, open space and transparent storefronts, will activate the pedestrian level and reduce the perception of height.

The proposed setbacks and separation distinguish the Project from the local landmark and allow for ample visibility to it. No elements of the church will be obstructed by the Project as the Project is adjacent to the rear of its office addition.

Based on the foregoing, the Developer believes it has shown ample sensitivity to historic and archaeological resources.

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

    The Property is not located within a hurricane vulnerability zone.

16. *Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:*

    a. Water.
    b. Sewer.
    c. Sanitation.
    d. Parks and recreation.
    e. Drainage.

The Project will meet all adopted levels of service.

Discussion of Standards of Review for Planning and Zoning Decisions, Generally
(Sec. 16.70.040.1.E of Code)

E. Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.

The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with

regard to the promotion of redevelopment, elimination of surface parking and the promotion and expansion of downtown.

EXISTING BUILDINGS ON PROPERTY

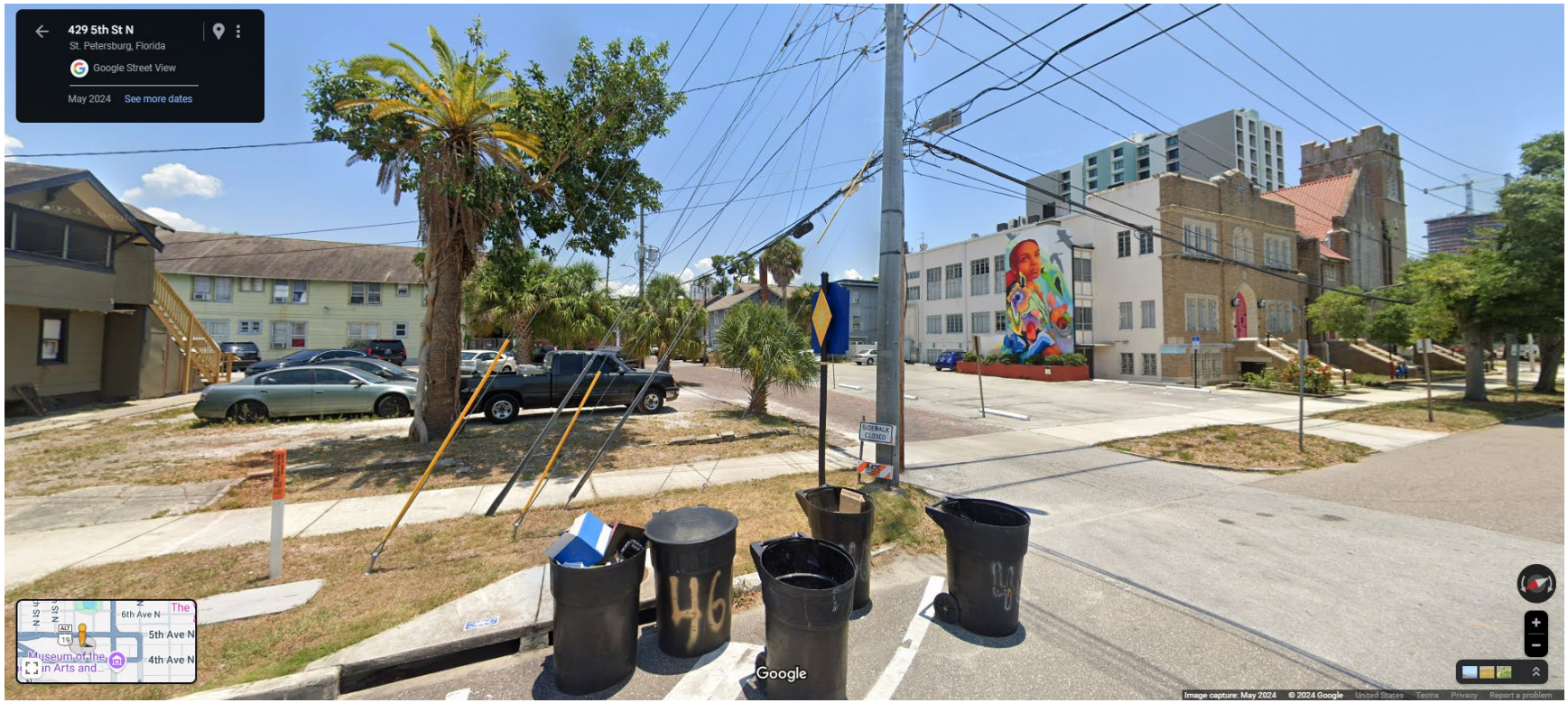



435 US-19 ALT
St. Petersburg, Florida
Google Street View
Jun 2024
See more dates
HOLLANDER HOTEL
Guest Parking
ONLY
6th Ave N
5th Ave N
4th Ave N
Google
Image capture: Jun 2024
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St. Petersburg, Florida
Google Street View
Jun 2024
See more dates
6th Ave N
5th Ave N
4th Ave N
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See more dates
ONE WAY
6th Ave N
5th Ave N
4th Ave N
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Terms
Privacy
Report a problem

ADJACENT LOCAL LANDMARK



Left: property subject of this application; center: 20 ft alley; right: landmark church



Rear of landmark property, which faces the property subject to this application.

FAR SUMMARY:

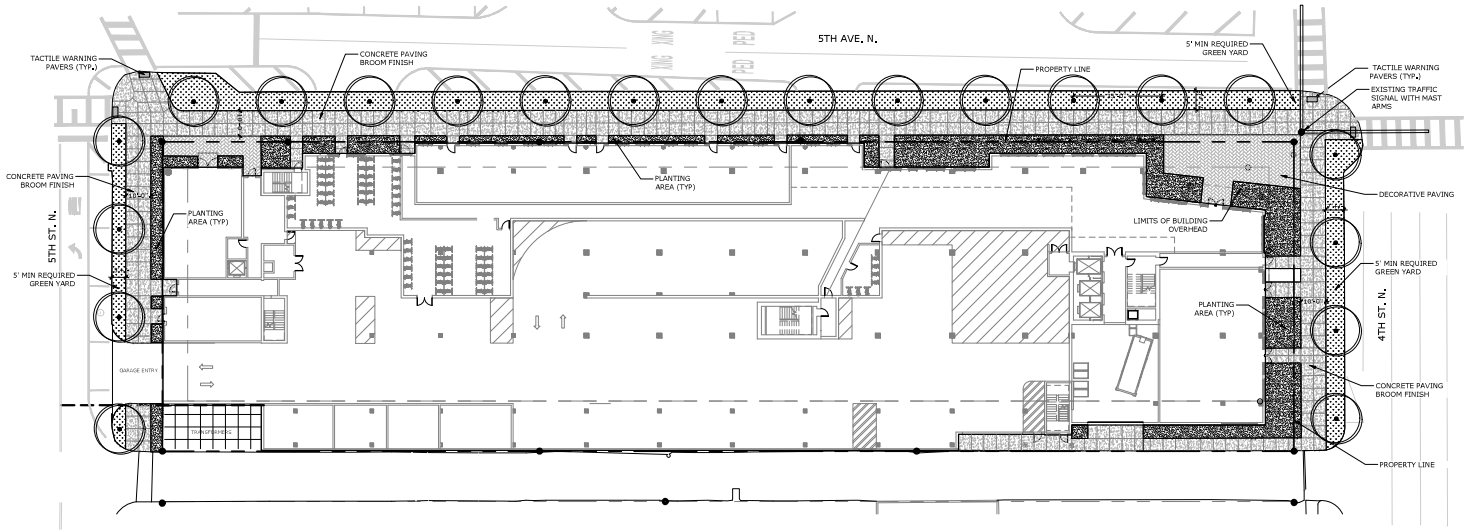
Site Area (SF):	**55,355**
Site Area (AC):	**1.27**

Summary

Area	Square Footage	Note
Development Area Available:		
FAR- 7.0	387,485	Bonus Approval, Public Hearing
Structured Parking	200,661	Fully Exempt From FAR
Total Development Area Available	**588,146**	
Proposed Constructed Area (GSF):		
New Residential	383,666	
New Commercial	3,819	
New Structured Parking	200,661	
Total Area to be Built	**588,146**	

FAR BREAKDOWN:

Area	Square Footage	Note
Total	588,146	
Structured Parking	200,661	
Calculated FAR SF	**387,485**	
Calculated FAR	**7.0**	
Base FAR SF	**166,065**	
Base FAR	**3.0**	
Bonuses Needed FAR SF	**221,420**	
Bonuses Needed FAR	**4.0**	
Workforce housing (financial contribution or onsite)	55,355	1.0 FAR
Historic TDRs	27,678	0.5 FAR
Any combination of workforce housing (financial contribution or onsite), historic TDRs, LEED certification or equivalent, streetscape improvement program (financial contribution), or structured parking use liner	138,388	2.5 FAR
Total Bonus SF	**221,420**	
Total Bonus FAR	**4.0**	



CONCEPT PLANT SCHEDULE

STREET TREE
MINIMUM HEIGHT 10`, 2" DBH
Quercus virginiana / Southern Live Oak
Ulmus alata / Winged Elm

STREETSCAPE PLANTING
MAXIMUM HEIGHT OF 24" ABOVE CURB
Arachis glabrata 'Ecoturf' / Perennial Peanut
Bulbine frutescens / Bulbine
Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory
Paspalum notatum 'Argentine' / Argentine Bahiagrass
Trachelospermum asiaticum / Asiatic Jasmine

FOUNDATION PLANTING
SHRUB MASSES: MINIMUM 1 GALLON OR 24" HEIGHT AT TIME OF PLANTING

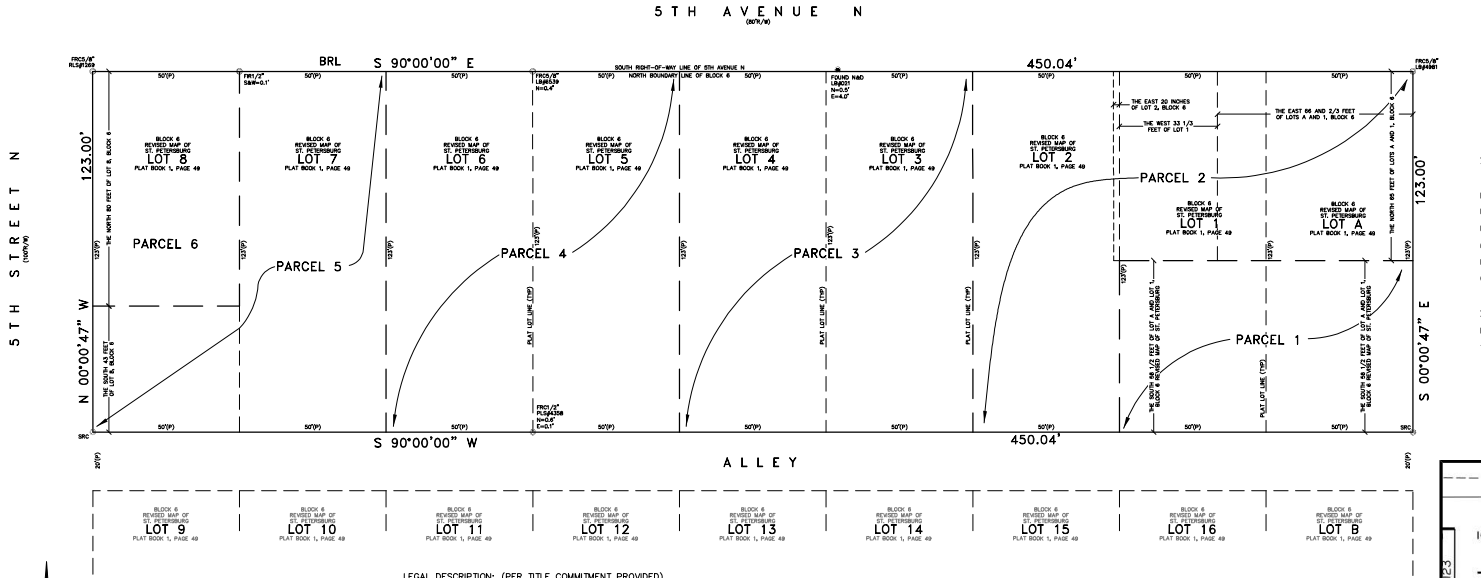
GROUNDCOVER: MINIMUM 1 GALLON
Hamelia patens / Firebush
Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly
Muhlenbergia capillaris / Pink Muhly Grass
Schefflera arboricola 'Trinette' / Trinette Variegated Schefflera
Zamia floridana / Florida Coontie

NOTE:
POTENTIAL PLANT VARIETIES - FINAL SELECTIONS MAY VARY.

PLAN ASSUMES ALL OVERHEAD UTILITIES WILL BE REMOVED. IF THEY REMAIN UNDERSTORY TREES WILL BE USED IN PLACE OF CANOPY TREES AS SHOWN.

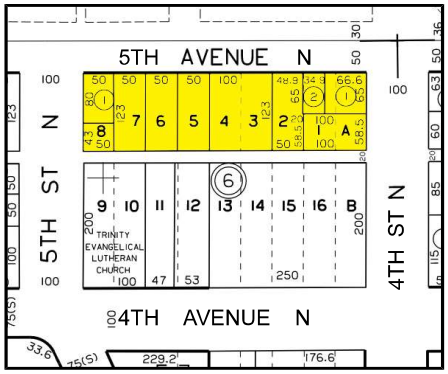
IRRIGATION:
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS AS REQUIRED BY CODE.

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA





VICINITY MAP (NOT TO SCALE)
VIA GOOGLE MAPS



EXCERPT OF PINELLAS COUNTY TAX MAP
(NOT TO SCALE)

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION: (PER TITLE COMMITMENT PROVIDED)

PARCEL 1:
THE SOUTH 58 1/2 FEET OF LOT A AND LOT 1, BLOCK 6, REVISED MAP OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART.

PARCEL 2:
THE WEST 33 1/3 FEET OF THE NORTH 65 FEET OF LOT 1 AND THE EAST 20 INCHES OF THE NORTH 65 FEET OF LOT 2, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART.

AND

THE NORTH 65 FEET OF THE EAST 66 AND 2/3 FEET OF LOTS A AND 1, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART.

AND

LOT 2, LESS THE EAST 20 INCHES OF THE NORTH 65 FEET THEREOF, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART.

PARCEL 3:
LOTS 3 AND 4, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL 4:
LOTS 5 AND 6, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL 5:
LOT 7 AND THE SOUTH 43 FEET OF LOT 8, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL 6:
THE NORTH 80 FEET OF LOT 8, BLOCK 6, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALTA/NSPS LAND TITLE SURVEY

LEGEND			
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED		
P.O.L. POINT ON LINE	FIP FOUND OPEN PIPE SIZE AS NOTED		
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED		
(PC) PLAT COMPUTED MEASUREMENT	4" X" CUT FOUND "X" CUT IN CONCRETE		
(D) DEED (L) LEGAL	FRC FOUND REBAR AND CAP		
(M) MEASURED (F) FIELD	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED		
(P) PLAT (T) TAX MAP	SRC SET 1/2" REBAR AND CAP LB #6168		
P.O.B. POINT OF BEGINNING	SNAIL SET NAIL AND DISK LB #6168		
P.O.C. POINT OF COMMENCEMENT	N/F NOT FOUND OR SET	LP LIGHT POLE	
P.C. POINT OF CURVATURE	PP POWER POLE W/ LIGHT	PP POWER POLE	
P.T. POINT OF TANGENCY	FH FIRE HYDRANT	WM WATER METER	
P.I. POINT OF INTERSECTION	TOS TOE OF SLOPE	C CENTERLINE	
PRM PERMANENT REFERENCE MONUMENT	TOB TOP OF BANK	EO ELECTRIC OUTLET	
TBM TEMPORARY BENCHMARK	WV WATER VALVE	GV GAS VALVE	
D. FIRE DEPARTMENT CONNECTION	DMH DRAINAGE MANHOLE	CO CLEANOUT	
MES MITERED END SECTION	SMH SANITARY MANHOLE	MW MONITORING WELL	
HDPE HIGH-DENSITY POLYETHYLENE	UMH UNKNOWN MANHOLE	CB CABLE BOX	
C.L.F. CHAIN LINK FENCE	EMH ELECTRIC MANHOLE	GUY WIRE/ANCHOR	
PVCP POLYVINYL CHLORIDE FENCE	VCP VITRIFIED CLAY PIPE	TRAFFIC ROAD SIGN	
F.F.E. FINISHED FLOOR ELEVATION	PVC POLYVINYL CHLORIDE PIPE		
EL. ELEVATION	TM TELEPHONE PEDESTAL	ASPHALT	
S/W SIDEWALK	TB TELEPHONE BOX		
C/P CORE OF PAVEMENT	E ELECTRIC BOX	CONCRETE	
O/HW OVERHEAD WIRE	WB WATER METER	BRICK PAVERS	
R.C.P. REINFORCED CONCRETE PIPE	SB SPRINKLER CONTROL BOX		
TS TRAFFIC SIGNAL CONTROL BOX	E ELECTRIC METER	GRAVEL	
C/T CURB TIE	F/T FENCE TIE		

CURB ELEVATION DETAIL

TREE LEGEND	
OAK TREE	
PALM TREE	
MYRTLE TREE	
PINE TREE	

SURVEYORS REPORT

1.) THIS IS A BOUNDARY SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING BOUNDARY CORNERS AND LOCATING IMPROVEMENTS.
2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS INTENDED TO MEET THE NATIONAL ALTA/NSPS STANDARDS.
3.) SURVEY DONE IN CONJUNCTION WITH TITLE COMMITMENT #10477126, DATED 10/13/2024, REVISION 4 (JY 10/23/2024), ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY PER SCHEDULE BII (B2);
THE SURVEY IS SUBJECT TO THE FOLLOWING:
TC#4 – NOTICE OF ADOPTION OF A DEVELOPMENT ORDER, AS SET FORTH IN OFFICIAL RECORDS BOOK 6933, PAGE 78, OFFICIAL RECORDS BOOK 6900, PAGE 2224, NOTICE OF DEVELOPMENT ORDER FILED FEBRUARY 7, 1989, AMENDED OCTOBER 7, 1992 IN OFFICIAL RECORDS BOOK 8053, PAGE 1395, AMENDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 9869, PAGE 892, AMENDED FEBRUARY 13, 2008 IN OFFICIAL RECORDS BOOK 16150, PAGE 43. (AS TO ALL PARCELS) (NO PROTRACTABLE EASEMENTS CONTAINED THEREIN OR SHOWN HEREON)
TC#6 – EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, PER O.R. BOOK 19131, PAGE 1840. (AS TO PARCEL 2) (BLANKET EASEMENT IN NATURE. 5 FOOT OFFSET EACH SIDE OF INSTALLATION. NO UNDERGROUND MARKINGS PRESENT AT TIME OF SURVEY. THEREFOR NO EASEMENTS PROTRACTED ON SURVEY.)
4.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT THE ACCURATE AND CURRENT TITLE SEARCH DISCLOSED.
5.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
6.) THE BEARING BASIS IS ASSUMED. THE BEARING REFERENCE LINE IS THE NORTH BOUNDARY LINE OF SUBJECT PROPERTY AND THE SOUTH RIGHT-OF-WAY LINE OF 5TH AVENUE N. BEING S 90°00'00" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" IN ACCORDANCE WITH F.I.R.M. MAP #12103C0219H, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE 8/24/2021.
8.) ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK #Y 62 ELEVATION 33.87. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
9.) CERTIFICATION IS NOT TRANSFERABLE.
10.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.
11.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING WALL TO PROPERTY LINE.
12.) THERE ARE NO VISIBLE CEMETERIES OR SOLID WASTE DUMPS. THERE IS NO EVIDENCE OF EARTH MOVING IN RECENT MONTHS.
13.) ANY MAPPING SHOWN HEREIN IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO PLANS OR REPORTS PROVIDED IN REFERENCE TO EXISTING UTILITIES.
14.) MULTIPLE ACCESS ENTRANCES OFF OF 5TH STREET N, 5TH AVENUE N AND 4TH STREET N. AS WELL AS THE ALLEY BETWEEN 4TH STREET N AND 5TH STREET N.
15.) THE TOTAL NUMBER OF PAVED PARKING SPACES IS 39 OF WHICH 1 ARE HANDICAPPED.
16.) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, THEREFORE NO ZONING INFORMATION CONTAINED HEREON.
17.) CONTAINING 56,355± SQUARE FEET OR 1.27± ACRES MORE OR LESS.

ALTA/NSPS SURVEYORS CERTIFICATE:

TO: APOGEE REAL ESTATE PARTNERS IV LLC, SDEV V LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, WRICK LLC, HH20 LLC, HIDEAWAY HILLS MHP, LLC, NORTH SUNRISE MOTEL II LLC AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 7A & 7B1, 8, 9, 11A, 16 AND 19, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/21/24

Digitally signed by Vincent E Corbitt
Reason: I attest to the accuracy and integrity of this document. This document is digitally signed and sealed.
Date: 2024.10.25 14:19:04-04'00'

CERTIFY TO:
APOGEE REAL ESTATE PARTNERS IV LLC
SDEV V LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
WRICK LLC
HH20 LLC
HIDEAWAY HILLS MHP, LLC
NORTH SUNRISE MOTEL II LLC

DRAWN BY: WT & JREII

UPDATES/HISTORY: SHEET 1 OF 2

3/29/23: ORIGINAL SURVEY
10/25/24: UPDATE & REVISED TITLE COMMITMENT

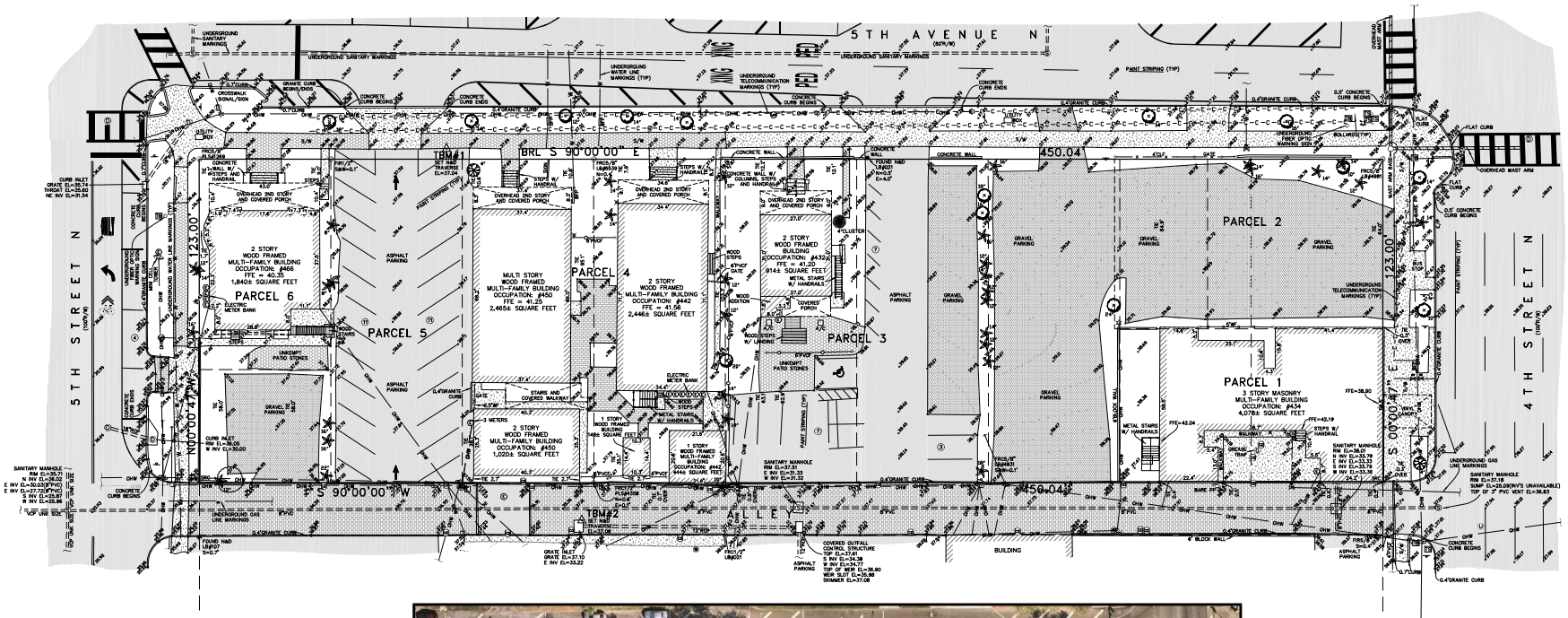
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Reason: I attest to the accuracy and integrity of this document. This document is digitally signed and sealed.
Date: 2024.10.25 14:19:14-04'00'

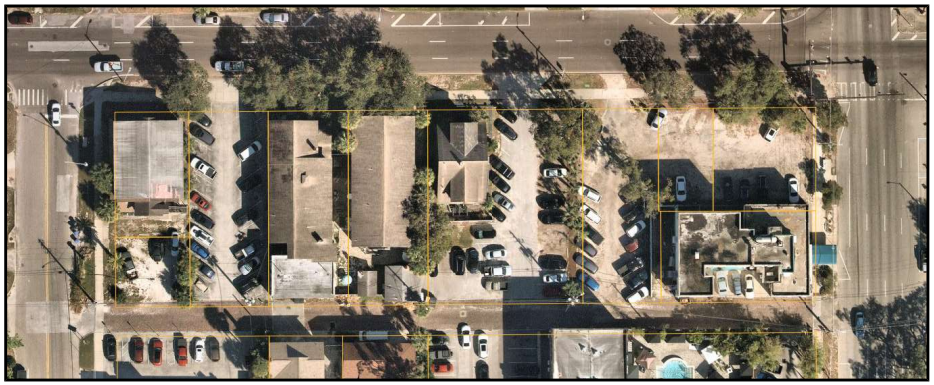
5TH AVE. & 4TH ST.
400–466 5TH AVE. N.
&
434 4TH ST N.
ST. PETERSBURG, FL

LAND PRECISION CORPORATION
3883 SUNSET POINT ROAD
CLEARWATER, FL 33760
727-796-5727
FAX 727-796-5326
LB#6168
SURVEYING
MAPPING – PLANNING

JOB NUMBER: 22137 DATE SURVEYED: 8/21/2024

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA





G.I.S. AERIAL PHOTO (NOT TO SCALE)

LEGEND		
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED	
POL POINT ON LINE	FOP FOUND OPEN PIPE SIZE AS NOTED	
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED	
(PC) PLAT COMPUTED MEASUREMENT	"X" CUT FOUND "X" CUT IN CONCRETE	
(D) DEED (L) LEGAL	FRC FOUND REBAR AND CAP	
(M) MEASURED (F) FIELD	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED	
(P) PLAT (T) TAX MAP	SRC SET 1/2" REBAR AND CAP LB #6168	
POB POINT OF BEGINNING	SNAIL SET NAIL AND DISK LB #6168	
POP PERMANENT CONTROL POINT	N/F NOT FOUND OR SET	LIGHT POLE
POC POINT OF COMMENCEMENT	POWER POLE W/ LIGHT	POWER POLE
PC POINT OF CURVATURE	FIRE HYDRANT	GAS METER
PI POINT OF INTERSECTION	TOS TOE OF SLOPE	CONTOURLINE
PRM PERMANENT REFERENCE MONUMENT	TOB TOP OF BANK	ELECTRIC OUTLET
TBM TEMPORARY BENCHMARK	WATER VALVE	GAS VALVE
FD FIRE DEPARTMENT CONNECTION	DRAINAGE MANHOLE	CLEANOUT
MCS WITCHED END SECTION	SANITARY MANHOLE	MONITORING WELL
HDPE HIGH-DENSITY POLYETHYLENE	UNKNOWN MANHOLE	CABLE BOX
CLF CHAIN LINK FENCES, W/ WOOD FENCE	ELECTRIC MANHOLE	GUY WIRE/ANCHOR
PVCF POLYVINYL CHLORIDE FENCE	VCP VERIFIED CLAY PIPE	TRAFFIC ROAD SIGN
FFE FINISHED FLOOR ELEVATION	PVC POLYVINYL CHLORIDE PIPE	ASPHALT
EL ELEVATION	TELEPHONE PEDESTAL	
S/W SIDEWALK	TELEPHONE BOX	CONCRETE
C/P CODE OF PAVEMENT	ELECTRIC BOX	
OHW OVERHEAD WIRE	WATER METER	BRICK PAVERS
RCP REINFORCED CONCRETE PIPE	SPRINKLER CONTROL BOX	
TSCB TRAFFIC SIGNAL CONTROL BOX	ELECTRIC METER	GRAVEL
C/T CURB TIE	F/T FENCE TIE	

CURB ELEVATION DETAIL

TREE LEGEND
OAK TREE
PALM TREE
MYRTLE TREE
PINE TREE

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

SHEET 2 OF 2

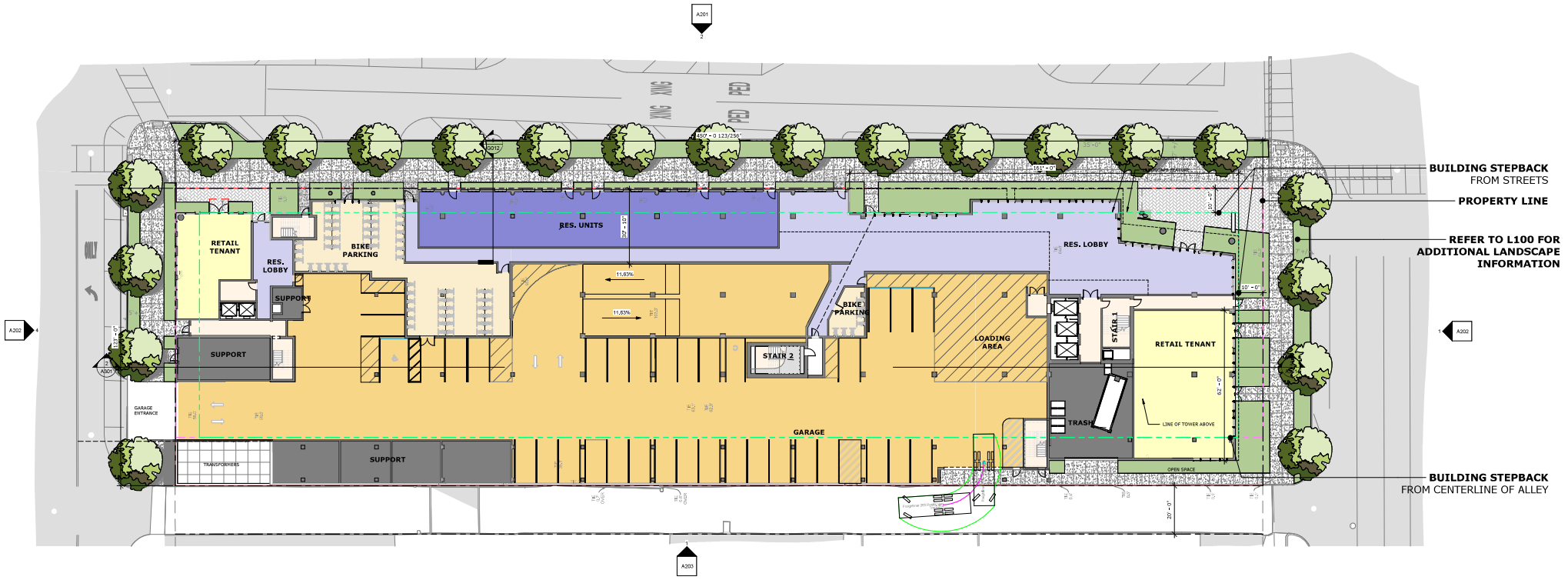
LAND PRECISION CORPORATION

2663 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-5727
FAX 727-796-5326

LB#6168

SURVEYING
MAPPING - PLANNING

JOB NUMBER: 22137 DATE SURVEYED: 8/21/2024



STADLER DEVELOPMENT

CONCEPT
PROJ. #240075.00

STADLER DEVELOPMENT | STADLER HOLLANDER
2025.04.03

SITE PLAN

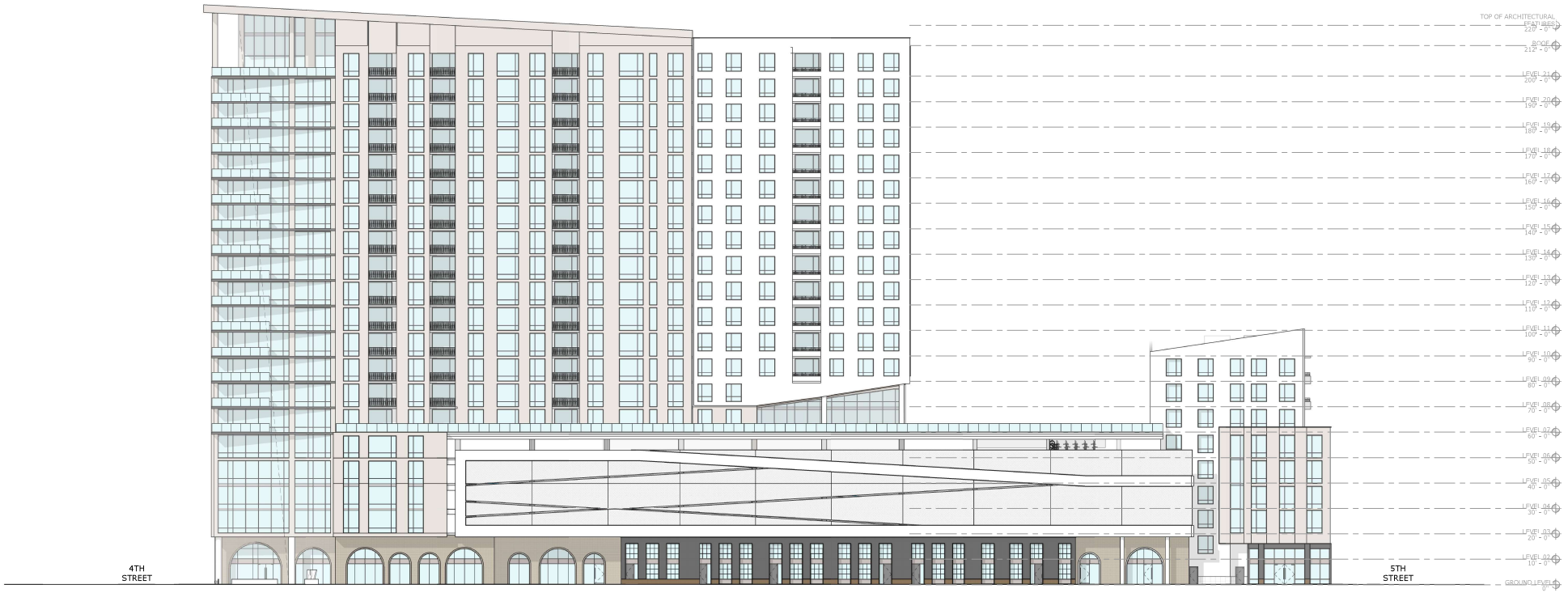
N

SCALE: 1/16" = 1'
0 8 16 40 64'

A101

Baker Barrios
The shape of things to come.
AA0002981 + LC26000427

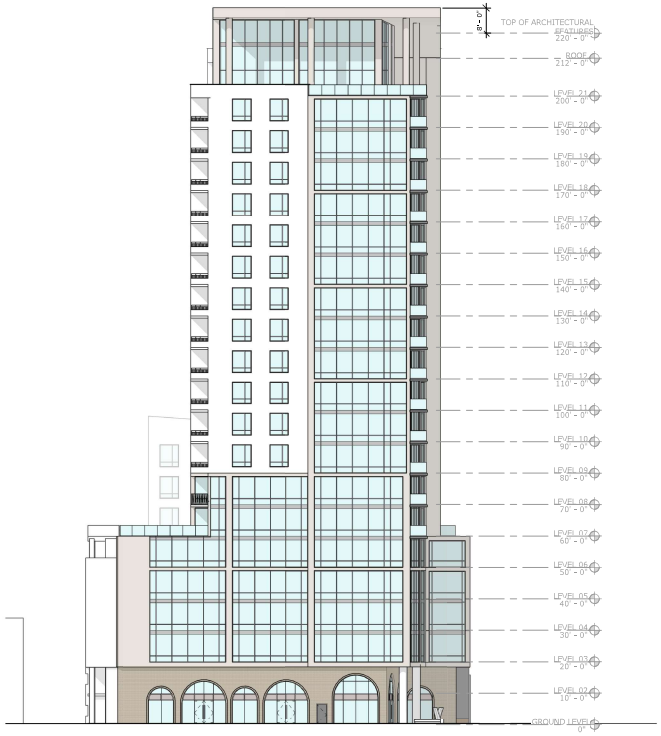
NOT FOR CONSTRUCTION



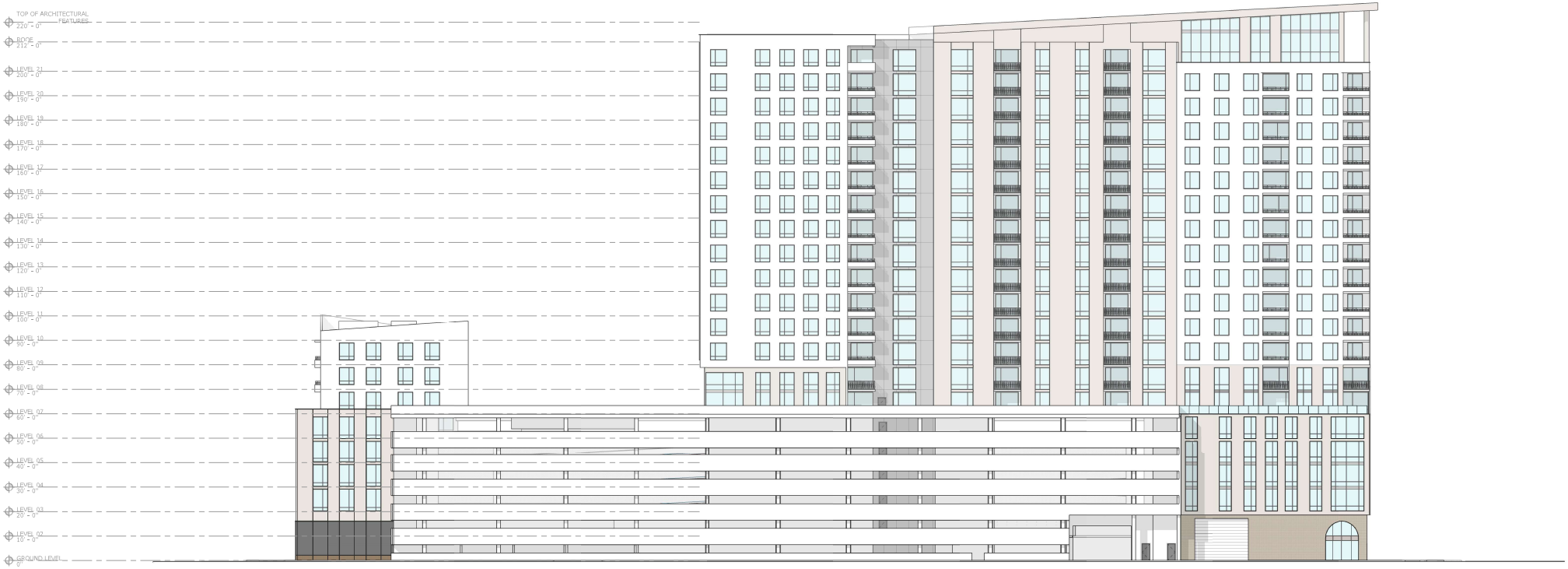
NORTH BUILDING ELEVATION



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



STADLER DEVELOPMENT

NOT FOR CONSTRUCTION

CONCEPT
PROJ. #240075.00

STADLER DEVELOPMENT | STADLER HOLLANDER
2025.04.03

NW CORNER PERSPECTIVE VIEW

A902

Baker Barrios
The shape of things to come.
AA0002981 + LC26000427



STADLER DEVELOPMENT

CONCEPT
PROJ. #240075.00

STADLER DEVELOPMENT | STADLER HOLLANDER
2025.04.03

NOT FOR CONSTRUCTION

NE CORNER PERSPECTIVE VIEW

A901

Baker Barrios
The shape of things to come.
AA0002981 + LC26000427

MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Adriana Puentes Shaw, AICP, Planning & Development Services Department

FROM: Ellen Crandall, Permitting & Right of Way Manager

DATE: June 20, 2025, Revised July 31, 2025

SUBJECT: Site Plan Review

FILE: 25-31000007

LOCATION: 434, 432, 442, 450 and 466 5th Avenue North

PARCEL ID: 19-31-17-74466-006-0010;19-31-17-74466-006-0011;19-31-17-74466-006-0012; 19-31-17-74466-006-0020;19-31-17-74466-006-0030;19-31-17-74466-006-0050; 19-31-17-74466-006-0060;19-31-17-74466-006-0070;19-31-17-74466-006-0081; 19-31-17-74466-006-0080

ATLAS: F-4

ZONING: Downtown Center (DC-2)

REQUEST: Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.

RELATED CASES: Building Permits (s): 25-05000139 (ACOM)

Right of Way Permit (s): 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. A ROW work permit issued by ECID must be obtained prior to the commencement of any work within City controlled right-of-way or public easement. All work within right-of-way or public easement shall be installed at the applicant's expense and in accordance with the standards, specifications, and policies adopted by the City.

AT TIME OF PERMITS AND FULL DESIGN / SPECIAL CONDITIONS OF APPROVAL:

The submittal for special site plan review is preliminary and conceptual and does not provide information or details for substantive review. As such it is anticipated that additional comments will apply at time of full design and detailed permit review.

1. Stormwater Drainage requirements shall be addressed in detail at time of permit submittals. A note was added to the site plan conveying underground storage under the garage ramp. The scope of this redevelopment will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. The redevelopment plan shall be consistent with current drainage patterns. This redevelopment shall not increase the amount of stormwater discharge to city-controlled right of way. Drainage basin maps will be required at time of site plan permit review.

2. 4th Street North and 5th Avenue North are FDOT rights of way. The city does not have authority to grant approvals in FDOT right of way. It is the applicant's responsibility to ensure all permits, approvals and coordination with FDOT for any impacts or construction are obtained.

3. Demolition of zero lot line structures requires ROW and TTC. The existing buildings appear to be zero lot line or nearly along 5th Street North and the alley to the south. This placement will make demolition infeasible without impacts to the public right of way. The demolition permit shall include a Right of Way use permit with Temporary Traffic Control as well as permit requirements from FDOT for 4th Street North and 5th Avenue North. Contact Traffic.Control@stpete.org.

4. Construction planning for zero lot line development required in advance. Zero lot line developments face significant construction challenges as they typically encompass the entire buildable site which limits options for cranes, foundations, staging, access, etc.

It is the responsibility of the developer and their team to plan for construction in a way which limits the impacts to surrounding property and public rights of way and easements and operates within code defined allowances.

Prior to issuance of a building construction permit, the developer and their team shall coordinate a construction plan which details foundation encroachments, crane and/or hoist location (foundations), sheeting/shoring encroachments, construction vehicle access, staging, deliveries, temporary traffic control (TTC) and other key elements. This may be through a Construction Action Plan (CAP), Right of Way permit, and TTC approval. Construction planning shall be organized in phases to limit road, lane and pedestrian path closures to the minimum needed. Permanent impacts to the public right of way for temporary construction are not supported, specifically, crane foundations are not supported in the public right of way. Impacts to the public right of way shall be reviewed by Engineering and Capital Improvements Department, contact via ROW_permitting@stpete.org.

5. City infrastructure in FDOT right of way shall remain accessible during construction. This project will require significant coordination with both FDOT and City of St. Petersburg. When developing the logistics plan, CAP, or FDOT permits, the applicant shall ensure that critical city infrastructure is accessible and not behind construction fencing. This includes but is not limited to mast arms, signal boxes and fire hydrants within the FDOT right of way.

6. At time of permit, building foundation encroachments and incidental architectural details are *not* permitted in 4th Street North or 5th Avenue North right of way as they are FDOT rights of way. This prohibition includes temporary or permanent sheeting / shoring and crane foundations. The project is proposing zero lot line development which may include a request for foundation encroachments in the right of way or incidental architectural details overhanging in the right of way; however, these rights of way are Florida Department of Transportation (FDOT) roadway and these encroachments are not permitted. It is the responsibility of the development team to design to plan and design accordingly.

7. At time of permit, building foundation encroachments and incidental architectural details are *not* permitted in platted alley to the south. This prohibition includes temporary or permanent sheeting / shoring and crane foundations. The project is proposing zero lot line development on multiple property lines which may include a request for foundation encroachments in the right of way; however, due to existing utilities foundation encroachments are ***not*** permitted as per City Code 25-274.b.1. which generally requires that the foundation shall not interfere with any existing unground utilities. No encroachments are permitted to protect public infrastructure This prohibition may be very impactful to the final construction design and the footprint of the proposed building may need be impacted. It is the responsibility of the development team to design to plan accordingly.

8. At time of permit, any building foundation encroachments and incidental architectural details requested along 5th Street North shall be reviewed by Engineering Capital Improvements Department Right of Way permitting Staff. These encroachments are a request and not a by right. The elevations dated 2025.04.03, sheets A201 through A203 do not appear to show any projections or encroachments into city-controlled right of ways; however, the elevations lack property boundary. The roofline may encroach into FDOT right of way of 4th Street on sheet A201. It is the responsibility of the applicant to ensure all structures are within private property. Any projections or encroachments shall be expressly noted and requested from ECID or FDOT as appropriate. Encroachments are a request and not a right.

9. The alley shall remain open and accessible during all construction.

10. Impacts to on-street parking shall be coordinated through ROW Permit and Parking & Transportation.

11. Coordinate with PSTA. At time of development, the applicant shall coordinate with PSTA for any and all impacts to the surrounding bus stations.
12. RIGHT OF WAY PERMIT:

a. **ROW Permit Required, at time of permits.** A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. All submittals to be made to ROW_Permitting@stpete.org.

   *Engineering Standard Details (S10, S20, S30, S40, S50, S60, S70) are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

   *City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

b. **Restoration of Right of Way.** Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

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

d. **Coordinate with FDOT on streetscape elements on 4th Street North and 5th Avenue North.** All landscaping, curbing, sidewalk, roadway striping and other improvements in FDOT rights of way shall be coordinated with FDOT. All improvements shall prevent utility conflicts (including but not limited to underground pipes and overhead wires and street lights).

e. **Coordinate with ECID ROW on all streetscaping in 5th Street North.** All landscaping, curbing, sidewalk, roadway striping, and streetscape improvements shall be coordinated with ECID ROW staff. Improvements shall prevent utility conflicts (including but not limited to underground pipes and overhead wires and lights) and comply with visibility requirements

f. **Provide sidewalks to current standards.** Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district a minimum 10-foot wide public sidewalk is required. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways and at each side of proposed and existing commercial driveways per current City and ADA

requirements. Concrete sidewalks must be continuous through all driveway approaches. *All existing public sidewalks adjacent to the entire plat perimeter must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition.

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

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

i. Design sufficient space to accommodate utility elements which are required to be on private property (not in the public right of way). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.). Electrical transformers and other services are required to be accommodated on private property. Sanitation staging shall be on private property. Land Development Code required public art must be on private property and not in the right of way.

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

k. Obtain Temporary Traffic Control (TTC) approval for any impacts. These plans shall be developed in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department.

Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

l. Contractor to communicate with surrounding properties the impacts of temporary traffic control. Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any TTC.

m. TTC plans may not inhibit access of adjacent properties. The adjacent 20 foot wide alley is utilized for vehicular access to the adjacent townhomes. As such closures of the alley will not be permitted.

STANDARD COMMENTS

13. POTABLE WATER:

a. Potable water connection, at time of permits. Potable water appears to be in proximity with a 8-inch ductile iron water line in 5th Street North, as well as an 6-inch cast iron water line in 4th Avenue North and 12 inch ductile iron in 4th Street North. Contact ECID@stpete.org for atlas sheet (F-4) of potable water.

b. New connections are anticipated with redevelopment of the proposed parcels. At time of building permit provide a plan detailing existing potable and sanitary connections. See attached pre-permit guidance on potable connections.

c. Fire Suppression shall be located on Private Property: All portions of a private fire suppression system shall remain within the private property boundaries and shall not be

located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

14. SANITARY SEWER:

a. Sanitary sewer connections, at time of permits. Sanitary sewer is within proximity. The sanitary sewer in the alley was redone in 2020 and is currently an 8-inch PVC pipe at an approximate depth of 12 feet. Contact WRDUtilityReview@stpete.org for as-builts of the sanitary system. ***Do not contact ECID for the sanitary atlas sheets as they are not updated.*** For all other utility atlas sheets contact ECID@stpete.org.

b. New connections are anticipated with redevelopment of the proposed parcels. At time of building permit provide a plan detailing existing potable and sanitary connections. See attached pre-permit guidance on sanitary connections.

c. Confirm Wastewater system capacity. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10” and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

d. Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

15. STORMWATER

a. Compliance with Drainage and Surface Water Management regulations required. The scope of this subdivision plat will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Upon development or redevelopment within the plat boundaries, submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

b. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

c. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

d. The subject property does not appear to be within the Stormwater Master Plan 100 year 24 hour zone.

e. The redevelopment plan shall be consistent with current drainage patterns. This redevelopment shall not increase the amount of stormwater discharge to city-controlled right of way. Drainage basin maps will be required at time of site plan permit review.

16. GRADING:

a. Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

b. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown

elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

17. ELECTRICITY & LIGHTING:

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

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

18. At time of permits, Agency Approvals and Forms required: Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

See attached pre-permit guidance forms.

- 006 ROW Permit Guidance
- 001 Zero Lot Line
- 002 Temporary Traffic Control
- 004 Commercial Potable & Sanitary Connections
- 005 Stormwater and Grading

ESC/yml

ec: WRD
Kayla Eger – Development Review Services

st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Adriana Puentes Shaw, Urban Design and Development Coordinator, Planning and Development Services Department

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

DATE: June 23, 2025

SUBJECT: Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.

CASE: 25-31000007

The Transportation and Parking Management ("Transportation") Department has reviewed the site plan to construct a 21-story building with 370-dwelling units including 3,819 square feet of ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus. The subject property is located at 434, 432, 442, 450, and 466 5th Avenue North and is zoned Downtown Center - 2 (DC-2). 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, 4, and 5.

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 bordered by 4th Street North, 5th Avenue North, 5th Street North, and a public alley. Fourth Street North is a one-way, southbound road with four lanes. Fifth Avenue North is a one-way, westbound road with two lanes. Fifth Street North is a two-way, undivided road with two lanes. The public alley has a platted width of 20 feet. Fourth Street North and 5th Avenue North are classified as minor arterials on the Future Major Streets Map (Map 20) of the City's Comprehensive

Plan and are maintained by the Flordia Department of Transportation (FDOT). The City of St. Petersburg maintains 5th Street North and the alley.

Vehicular access to the parking garage is proposed on 5th Street North and is located at approximately the same location as an existing driveway. Four driveways on 5th Avenue North will be removed as part of the redevelopment of the property. The proposed access plan is acceptable. The applicant will need to coordinate with the FDOT on modifications within the 4th Street North and 5th Avenue North rights-of-way.

On-street parking currently exists on 5th Street North, but not on 4th Street North or 5th Avenue North. On-street parking on 5th Street North is illustrated on the site plan.

Sidewalks exist on all sides of the subject property, which vary in width. Per Section 16.40.140.4.2 of the City Code, ten-foot-wide sidewalks are required on 4th Street North, 5th Avenue North, and 5th Street North due to the DC-2 zoning. The sidewalks illustrated on the site plan are ten feet wide. The development will utilize pedestrian bulb outs that were constructed at the 5th Avenue North intersections at 4th Street North and 5th Street North.

The Pinellas Suncoast Transit Authority (PSTA) Board approved the Connected Community Bus Network (CCBN) in March 2025. The new bus network will be implemented later this year. Several bus routes will operate along 4th Street North and 5th Avenue North adjacent to the subject property. Route 4 will serve 4th Street North with a 15-minute headway. The SunRunner and Central Avenue Trolley services are within a half-mile walk from the subject property. A bus stop with a bench exists on 4th Street North adjacent to the development site. The applicant will need to coordinate with PSTA at projectmanagement@psta.net to discuss the possible installation of a shelter to serve the increased number of potential of riders.

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."

According to the site plan application, the applicant must provide a minimum of 370 vehicle parking spaces per Section 16.10.020.1 of the City Code. The applicant proposes 485 vehicle parking spaces. The proposed residential development consists of 67 studios, 186 one-bedroom units, and 117 two-bedroom units.

The applicant stated that 393 bicycle parking spaces are required but did not indicate the required number of short-term and long-term parking spaces. The Transportation Department calculated that 21 short-term parking spaces and 372 long-term parking spaces are required, so a total of 393 parking spaces is correct. Short-term parking spaces are not shown in the vicinity of the retail tenants or entrances to the multifamily units. Bicycle parking is shown in the interior of the development. More details on the short-term and long-term bicycle parking will need to be provided during the permitting process if the site plan is approved.

Per Section 16.40.090.5.1 of the City Code, one loading space is required for the ground-floor commercial space. The applicant proposes a loading area in the parking garage and a room for trash removal.

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway level of service, scooter/bike-share locations, transit access, and programmed transportation projects. The countywide average MAX score is 7.5. The subject property has a MAX score of 70.5.

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 development based on the acceptable level of service (LOS) of the adjacent major streets. The City utilizes the Forward Pinellas' "2024 Annual Level of Service Report" to monitor roadway LOS for major streets. According to FDOT, roadway LOS is a quantitative performance measure that represents quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Before the elimination of state-mandated transportation concurrency regulations, the City's LOS standard was "D" for major roads. The FDOT's current target for state highways in urbanized areas, such as 4th Street South and 5th Avenue South, is "D." LOS "D" can also be viewed as a target for roads not on the state highway system, but it is no longer the City's standard, as noted.

According to the 2024 Annual LOS Report, 4th Street North carried 11,333 vehicles between 5th Avenue North and 2nd Avenue North on a typical day in 2023. Based on this traffic volume, the LOS in the p.m. peak hour is "C." The volume-to-capacity (V/C) ratio is 0.26 and the spare capacity is 3,023 vehicles in the peak hour of traffic.

Fifth Avenue North carried 9,400 vehicles between 4th Street North and Dr. ML King Jr. Street North on a typical day in 2023. The LOS in the p.m. peak hour is "C." The V/C ratio is 0.28 and the spare capacity is 1,174 in the peak hour of traffic.

Traffic count data is not available for 5th Street North. Fourth Avenue North will likely carry some of the inbound trips. Fourth Avenue North carried 12,500 vehicles between the I-375 ramp and 4th Street North on a typical day in 2023. The LOS in the p.m. peak hour is "D." The V/C ratio is 0.39 and the spare capacity is 1,837 in the peak hour of traffic.

The Transportation Department utilized the Institute of Transportation Engineers' "Trip Generation Manual" (11th Edition) to determine the projected number of trips from the residential units. Based on trip generation data for a high-rise multifamily development (Land Use Code 222) in a general urban/suburban location, the 370 units are projected to generate 100 a.m. peak hour trips (26 trips entering and 74 trips exiting the site) and 119 p.m. peak hour trips (74 trips entering and 45 trips exiting the site). Trip generation projections were not developed for the commercial space due to its relatively small size and the fact that downtown commercial developments, such as retail stores and restaurants, typically produce and attract a significant number of trips made on foot, by bicycle, and by transit. A trip reduction was not calculated for the existing developments, so in this regard, the site was treated as vacant land in the trip generation and roadway impact analyses.

The proposed development is anticipated to have a relatively minor impact on the traffic-carrying capacity of the downtown road network. Inbound and outbound motorists will utilize the sections of 5th Street North, located north and south of the proposed development's driveway. The project's driveway will be closer to 5th Avenue North than 4th Avenue North. Traffic operating conditions at the intersection of 5th Avenue North and 5th Street North are positively impacted by the traffic signal on 4th Street North at 5th Avenue North, which creates gaps in the westbound traffic for motorists turning left onto 5th Avenue North and is expected to also positively serve residents exiting the parking garage . The traffic signal on 5th Street at 4th Avenue North facilitates trips to and from the site in the southern direction along 5th Street North.

CITY OF ST. PETERSBURG

MEMORANDUM

REAL ESTATE & PROPERTY MANAGEMENT

DATE: June 12, 2025

TO: Adriana Shaw, Urban Design and Development Coordinator
Development Review Services

FOR: Corey Malyszka, Zoning Official
Development Review Services

FROM: Dianna Lutz, Real Estate Specialist
Real Estate & Property Management

SUBJECT: Approval of site plan to construct a 21-story building with 370-dwelling units including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.

CASE NO: 25-31000007

PLAT SHEET: F-4

LOCATION: 434, 432, 442, 450, and 466 5th Avenue North

PARCEL ID NO.: 19-31-17-74466-006-0010; 19-31-17-74466-006-0011; 19-31-17-74466-006-0012; 19-31-17-74466-006-0020; 19-31-17-74466-006-0030; 19-31-17-74466-006-0050; 19-31-17-74466-006-0060; 19-31-17-74466-006-0070; 19-31-17-74466-006-0081; 19-31-17-74466-006-0080.

COMMENTS: Real Estate & Property Management has reviewed this application, plans and site plan, noted the location of the subject properties and has no objection at this time.

cc: Aaron Fisch, Director, Real Estate & Property Management

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: July 18, 2025

SUBJECT: Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.

PLAT: F-4

CASE: 25-31000007

LOCATION: 434 4th St N; 19-31-17-74466-006-0010, 0 4th St N.;19-31-17-74466-006-0011, 0 5th Ave N.;19-31-17-74466-006-0012, 0 5th Ave N.;19-31-17-74466-006-0020, 432 5th Ave N.;19-31-17-74466-006-0030, 442 5th Ave N.;19-31-17-74466-006-0050, 450 5th Ave N.;19-31-17-74466-006-0060, 0 5th Ave N.;19-31-17-74466-006-0070, 466 5th Ave N.;19-31-17-74466-006-0081, 0 5th St N.;19-31-17-74466-006-0080

REMARKS: Water Resources has no objections to the above-referenced subject. We were able to determine that the new 8” sanitary sewer is not 12 feet deep that would require the extra 5’ easement along

Project file

the north side of the alley between 4th St N and 5th St N. Please note that the city will not allow any placement of any temporary or permanent sheet pilings within the ROW for the foundation or footers for the structure.

Project file

MEMORANDUM

PLANNING and HISTORIC PRESERVATION DIVISION
NAME TBD: STADLER DEVELOPMENT LLC, DEVELOPER
CRITERION 14

To: Corey Malyszka, Zoning Official, Zoning Division
Adriana Shaw, Urban Design and Development Coordinator, Zoning Division

From: Derek S. Kilborn, Director, Planning Department

Date: July 2, 2025

Subject: Application No. 25-31000007
Owner and Applicant: Wirick LLC, HH20 LLC, Hideaway Motel II LLC
Agent: Donald Mastry, Trenam Law

INTRODUCTION

Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review ("SPR") decision shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

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

Summary Statement, On-Site

The Planning and Historic Preservation ("PHP") Division must find that the proposal is *not consistent* with Criterion 14 because it will result in *demolition* of seven (7) buildings on four (4) contributing parcels to the Downtown St. Petersburg National Register District. Although contributing resources to the Downtown St. Petersburg National Register District are not protected from demolition (without a separate local landmark designation), the proposed demolition of these same contributing resources cannot be interpreted as being sensitive for the purpose of evaluating this criterion.

Summary Statement, Off-Site (Within 200 Feet)

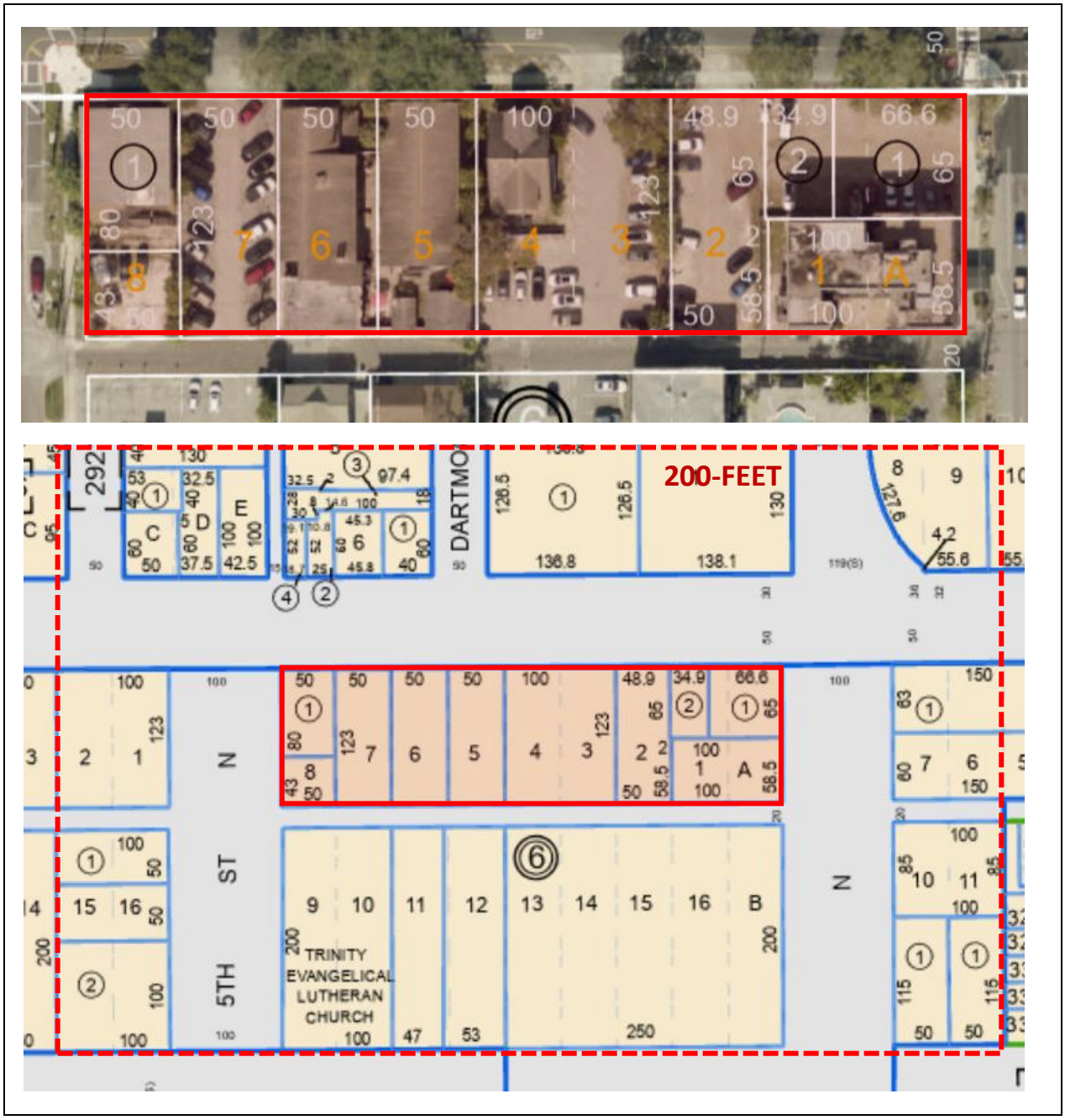
The Development Review Commission ("DRC") must also consider whether this application has demonstrated design sensitivity toward adjacent historic resources within 200 linear feet of the subject property and weigh these determinations against the balance of criteria for granting SPR approval. The application submitted for this request includes a detailed narrative, describes compatibility with an articulated base (podium), and describes the intentional tower placement (east) to minimize visual conflict with Trinity Evangelical Lutheran Church (west).

PROJECT ANALYSIS

The City of St. Petersburg values historic preservation through the Historic Preservation Element of the St. Petersburg Comprehensive Plan and the St. Petersburg City Code, Chapter 16, Section 16.30.070 titled, "Historic and Archaeological Preservation Overlay."

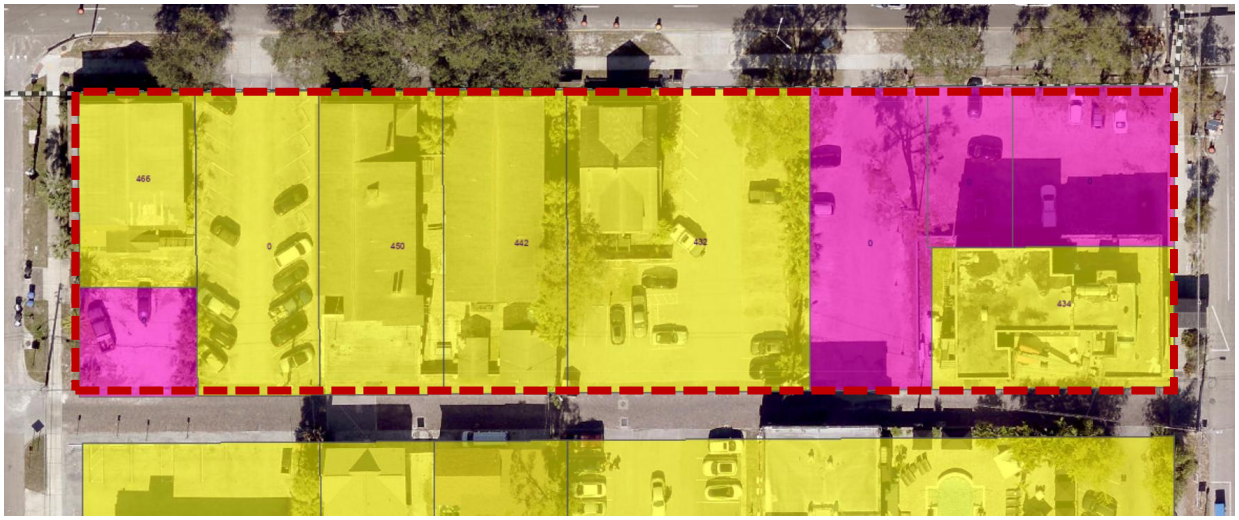
Historic preservation is recognized through listing in the National Register of Historic Places ("NRHP") and local landmark designation and listing in the St. Petersburg Register of Historic Places ("SPHP"). In addition to listing in the National and St. Petersburg Register of Historic Places, select historic properties may also be listed as potentially eligible for local landmark designation ("PEL") meaning they have been identified as potentially eligible for local landmark designation but have not been formally processed and approved for listing in the St. Petersburg Register of Historic Places.

Property Information and 200-Foot Buffer



National Register of Historic Places

Address	Parcel ID	Built	FMSF	DTSP-NR
No Address	193117744660060080	Vacant	Vacant	Non-Contributing
466 5th Avenue North	193117744660060081	1916	Pi10411	Contributing
No Address	193117744660060070	Vacant	Vacant	(Non) Contributing
450 5th Avenue North	193117744660060060	1916	Pi10403	Contributing
442 5th Avenue North	193117744660060050	c.1920	Pi10469	Contributing
432 5th Avenue North	193117744660060030	1916	Pi10402	Contributing
No Address	193117744660060020	Vacant	Vacant	Non-Contributing
No Address	193117744660060012	Vacant	Vacant	Non-Contributing
No Address	193117744660060011	Vacant	Vacant	Non-Contributing
434 4th Street North	193117744660060010	c.1920	Pi10498	Contributing



1. FMSF = Florida Master Site File (formerly Historic Structure Form)
2. DTSP-NR = Downtown St. Petersburg National Register District
3. Yellow = Contributing resource to DTSP-NR
4. Pink = Non-contributing resource to DTSP-NR
5. (Non) Contributing = Originally recorded as contributing resource but has since been demolished

The Downtown St. Petersburg National Register District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954.

St. Petersburg Register of Historic Places

There are no local landmarks within 200-linear feet of the subject property, and the subject property and the surrounding area are not regulated under a local historic district designation. Trinity Evangelical Lutheran Church, located at 401 5th Street North, has an active local landmark designation application that will be considered by the Community Planning and Preservation Commission on July 8, 2025, for recommendation to the City Council. The City Council will separately consider the application for local landmark designation in August.

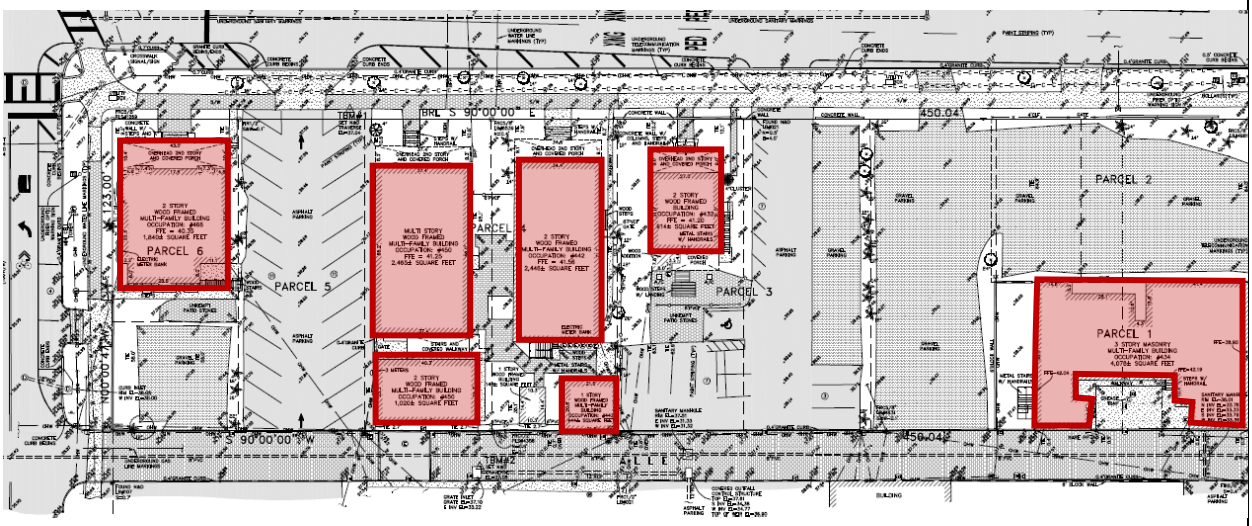
List of Potentially Eligible Properties ("PEL")

There is one (1) building included in the List of Potentially Eligible Properties within 200-linear feet of the subject property – Trinity Evangelical Lutheran Church, 401 5th Street North. The church has an active application for local landmark designation.

Proposed Demolitions

The following table shows the impact of the proposed development on existing historic buildings and the number of naturally occurring affordable housing units that will be removed, if approved. The number of units are transcribed from the Pinellas County Property Appraiser's Office data.

Address	Parcel ID	No. of Housing Units
466 5th Avenue North	193117744660060081	4 units
450 5th Avenue North, Building 1	193117744660060060	14 units
450 5th Avenue North, Building 2	193117744660060060	2 units
442 5th Avenue North, Building 1	193117744660060050	10 units
442 5th Avenue North, Building 2	193117744660060050	2 units
432 5th Avenue North	193117744660060030	1 unit
434 4th Street North	193117744660060010	41 beds
Total units/beds proposed for demolition		*74 units/beds*



PROPOSED DEVELOPMENT PLAN

Building Height

Building height is often evaluated in its entirety, including the summation of all three components making up a building – base (podium), tower, cap (crown). Given the regulatory differences between a listing in the National Register of Historic Places and St. Petersburg Register of Historic Places and the lack of an explicit reference to overall building height within Criterion No. 14, the UPHP has traditionally limited the scope of its review to the height of the proposed base (podium) in relation to surrounding properties.

Overall Building Height

A comprehensive review of the overall building height will be performed by the Development Review Services Division staff. Pursuant to City Code Section 16.20.120.7.1, the subject property has a maximum allowed building height of 200-feet with additional exceptions for ancillary architectural features and mechanical equipment.

Base (Podium) Height

At this location, the 5th Avenue North streetscape frontage is characterized mostly with 2- and 3-story buildings that were originally developed for residential occupancy and adaptively repurposed into non-residential uses. The applicant has made an effort to articulate the base at 20-feet in recognition of this surrounding character and capped the base (podium) height at 60-feet, as illustrated below in the East Building Elevation.



EAST BUILDING ELEVATION

TRADITIONAL STREETSCAPE MATERIALS

Historic Bricks and Granite Curbing

There is a service alley running east-west along the south edge of the subject property. The service alley is constructed of historic bricks and bounded by granite curbing. Granite curbing also exists along 4th Street North, 5th Street North, and 5th Avenue North. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall be preserved.

Hexagon-Shaped Sidewalk Pavers

Hexagon-shaped (hex-block) sidewalk pavers currently exist along a portion of 5th Avenue North and 5th Street North. Pursuant to City Code Section 16.40.130, this historic streetscape material is protected by City ordinance and shall be preserved.

Instructions, if approved:

- The property owner [applicant or successors] shall be solely responsible for the protection, removal, and reconstruction of any traditional streetscape materials impacted by the proposed construction.
- If temporary removal of traditional streetscape materials is proposed or required during construction, then said materials shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.

- Prior to the temporary removal of traditional streetscape materials, contact the City's Stormwater, Pavement, & Traffic Operations Department, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
- Hex-block Sidewalk Pavers, Special Condition: Hex-block sidewalk pavers shall be returned to the public right-of-way in their current location. For continuity, Planning and Historic Preservation Division staff *recommends*, but cannot require, that hexagon-shaped pavers be utilized throughout the adjoining public right-of-way at 4th Street North, 5th Street North, and 5th Avenue North.
- Granite Curbing, Special Condition: Where proposed curb cuts intersect with existing, granite curbing, the granite curbing shall be retained and lowered flush with the curb cut grading.

CONDITIONS OF APPROVAL

The Planning and Historic Preservation Division *requests* the following conditions of approval in accordance with its limited authority under Criterion No. 14:

1. **Vibration Monitoring**. Vibration monitoring during the period of construction will help protect against damage to surrounding historic resources. This is a standard requirement in the City's downtown center.
2. **Historic Streetscape Materials Preservation**. Historic streetscape materials shall be preserved in accordance with City Code Section 16.40.130. Materials include hex-block pavers, brick streets and alley, and granite curbs along the adjoining public streets and alley.
3. **Florida Master Site File Form Update**. Historic preservation staff shall be granted access to the subject property to document the existing buildings for the purpose of updating associated Florida Master Site File ("FMSF") forms prior to demolition. Access shall be scheduled with the property owner during approved dates and times only.

The Planning and Historic Preservation Division further *recommends* the following conditions of approval to be considered by Zoning Division staff and the Development Review Commission:

1. **Historic Streetscape Materials.** Existing hex-block sidewalk pavers are required to be preserved. For consistency and to help restore historic integrity, it is recommended that hex-block sidewalk pavers be used for the balance of the adjoining sidewalks.
2. **Historic Windows.** The historic buildings at 466 and 442 5th Avenue North include unique window configurations, as noted below:
    - Unique window configurations at 466 5th Avenue North (44-over-2 and 25-over-1)





- Unique window configuration at 442 5th Avenue North (6-over-1)



Prior to demolition, the property owner [applicant or successors] is encouraged to deconstruct by carefully removing the historic wood windows and making the window materials available for salvage

or donation. City of St. Petersburg's historic preservation staff will help facilitate vendor connections, if needed. Please note, the recommended deconstruction may qualify for certain tax benefits, previewed in this Washington Post article dated August 25, 2016: https://wapo.st/2JBvhpy.

Attachment A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Site #8: *PI10402*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *CASA ADMINISTRATIVE OFFICE*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *432/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-corporate-nonprofit (e.g., church)*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N, CROSS INTERSECTION WITH 5TH ST N, ON SOUTH SIDE OF AVE*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338450/3073430*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Masonry Vernacular: Brick, block, stone; any date*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *2*
Structural system(s): *Concrete block*
[Other structural system(s)]: *RUSTICATED BLOCK*
Foundation types: *Continuous*
[Other foundation type]: *** blank ***
Foundation materials: *Concrete block*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Molded concrete block*
[Other exterior fabrics] *RUSTICATED BLOCK*
Roof types: *Intersecting gables (cross-gabled)*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *Gable dormer; Gable dormer*
[Other roof secondary structures]: *FRONT AND REAR*
Chimney no.: *1*
Chimney materials: *Brick*
[Other chimney materials]: *** blank ***
Chimney locations: *CENTRAL*
Windows (types, materials, etc.): *WOOD, ALUMINUM DHS 1/1*
Main entrance (stylistic details): *NOT APPLICABLE*
# of open porches: *1*
# of closed porches: *1*
# of incised porches: *** blank ***
Porch locations: *FRONT (OPEN), REAR (CLOSED-ORIGINAL KNEE WALL)*
Porch roof types: *GABLED ROOF*
Exterior ornament: *BRACKETS, ROUND PORCH COLUMNS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Good*
Narrative description: *** blank ***
Commercial surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *** blank ***
Original, intermediate, present uses/year started/year ended: *Residence--private/**/**; Office/**/***
[Other uses]: *WOMEN'S SHELTER OFFICE*
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

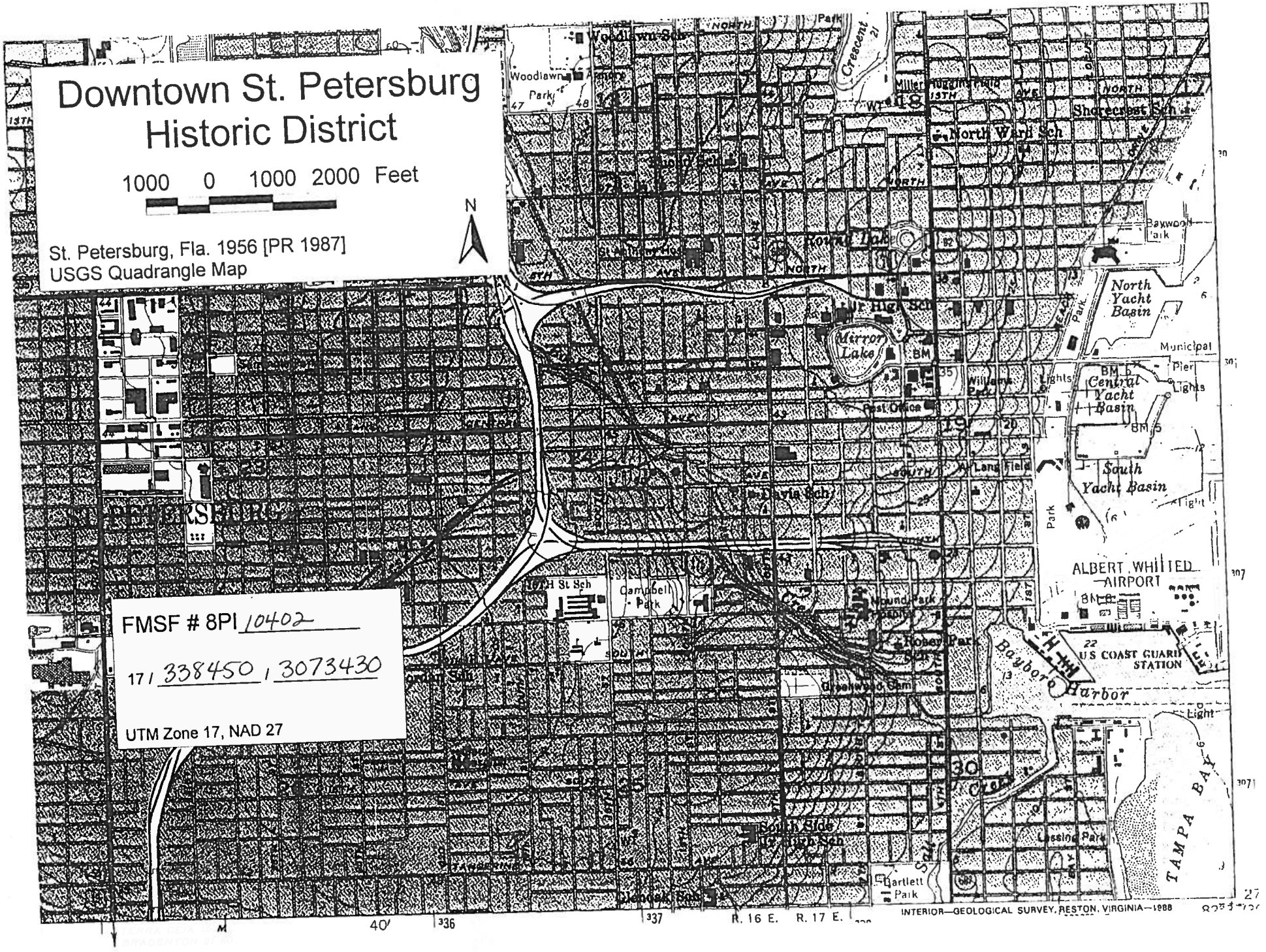
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

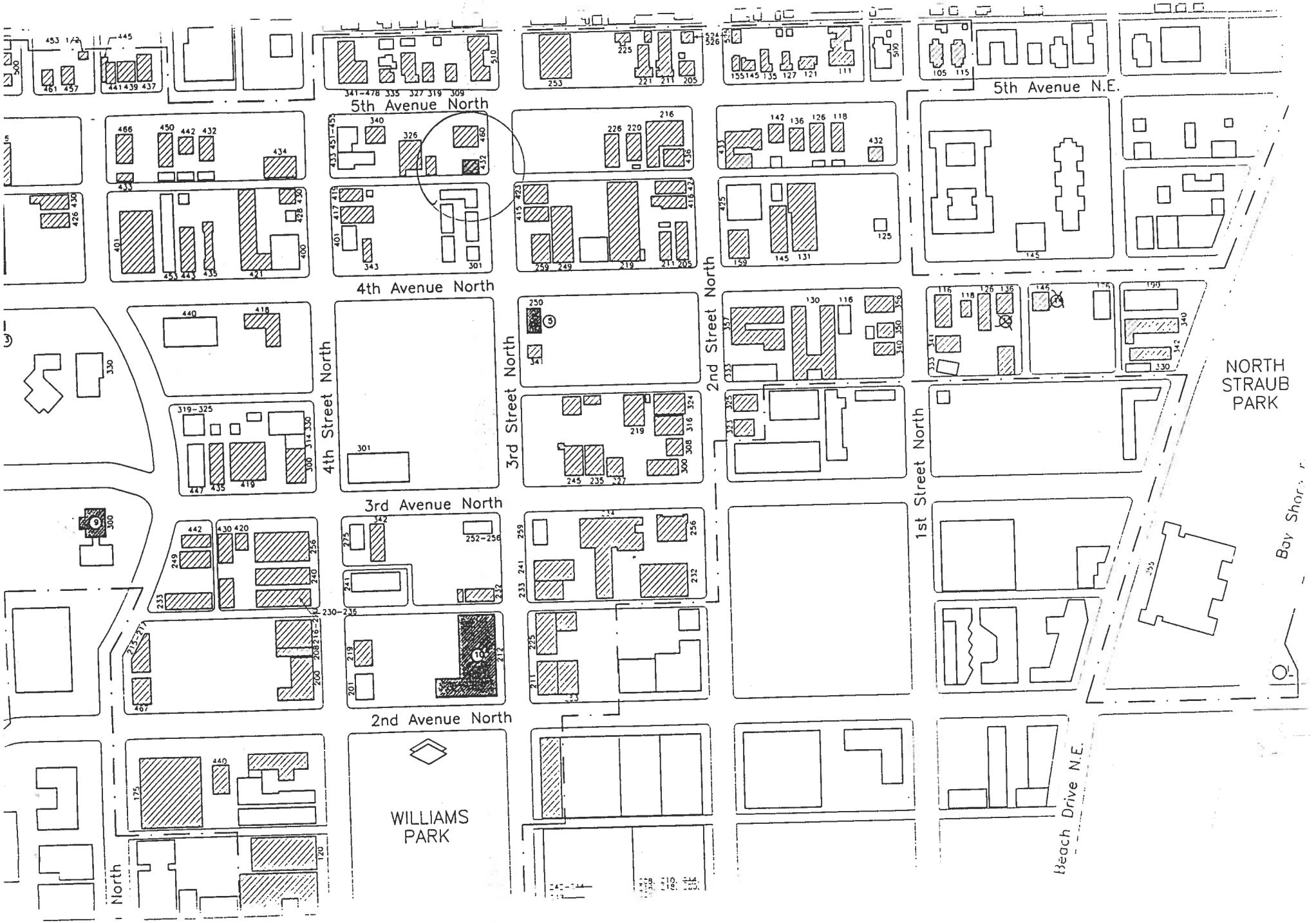
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10402
17 / 338450 / 3073430
UTM Zone 17, NAD 27
Woodlawn Sch
Woodlawn Park
Crescent
Shorecrest Sch
North Ward Sch
Jr High Sch
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
Municipal Pier
Lights
Williams Park
Post Office
Lang Field
North St Sch
Campbell Park
Mound Park
Roser Park
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
Light
Lassing Park
Bartlett Park
TAMPA BAY
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988


5th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
4th Street North
3rd Street North
2nd Street North
1st Street North
5th Avenue N.E.
NORTH STRAUB PARK
WILLIAMS PARK
Beach Drive N.E.
Bay Shore
North



HISTORICAL STRUCTURE FORM

Site #8: *PI10498*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200104*
Recorder #: *** blank ***
Field Date: *04/06/2001*
Form Date: *04/20/2001*
Site name(s): *WIRICK HOTEL*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *434/**/4TH/Street/North*
Cross streets nearest/between: *BETWEEN 4TH AND 5TH STREET NORTH*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *** blank ***
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 4TH AV N, TURN S ON 1ST ST N, ON WEST SIDE OF 1ST ST N*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338540/3073420*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Masonry Vernacular: Brick, block, stone; any date*
[Other style]: *** blank ***
Exterior plan: *Irregular*
[Other exterior plan]: *** blank ***
No. stories: *3*
Structural system(s): *Concrete block*
[Other structural system(s)]: *** blank ***
Foundation types: *Continuous*
[Other foundation type]: *** blank ***
Foundation materials: *Concrete block*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Stucco; Brick*
[Other exterior fabrics] *** blank ***
Roof types: *Flat*
[Other roof types]: *** blank ***

Roof materials: *Built-up roof*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *** blank ***
[Other roof secondary structures]: *** blank ***
Chimney no.: *** blank ***
Chimney materials: *** blank ***
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *4 LIGHT JALOCIF; 2 OVER 2 DOUBLE HUNG SASH,WOOD*
Main entrance (stylistic details): *GLASS INSET DOOR*
# of open porches: *1*
# of closed porches: *** blank ***
# of incised porches: *** blank ***
Porch locations: *EAST FRONT FACADE*
Porch roof types: *FLAT OVERHANG WITH CLOTH AWNING*
Exterior ornament: *AWNING--PAINTED PILASTERS*
Interior plan: *Irregular*
[Other interior plan]: *** blank ***
Condition: *Good*
Narrative description: *** blank ***
Commercial surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Residential surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Institutional surroundings (proportion): *No/few cultural resources show quality (<10%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *C1920*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *** blank ***
Original, intermediate, present uses/year started/year ended: *Store unspecified/**/***
[Other uses]: *HALFWAY HOUSE*
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield**; Local tax records only*
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? *** blank ***
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *** blank ***
Potential contributor to NR district? *** blank ***
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *** blank ***

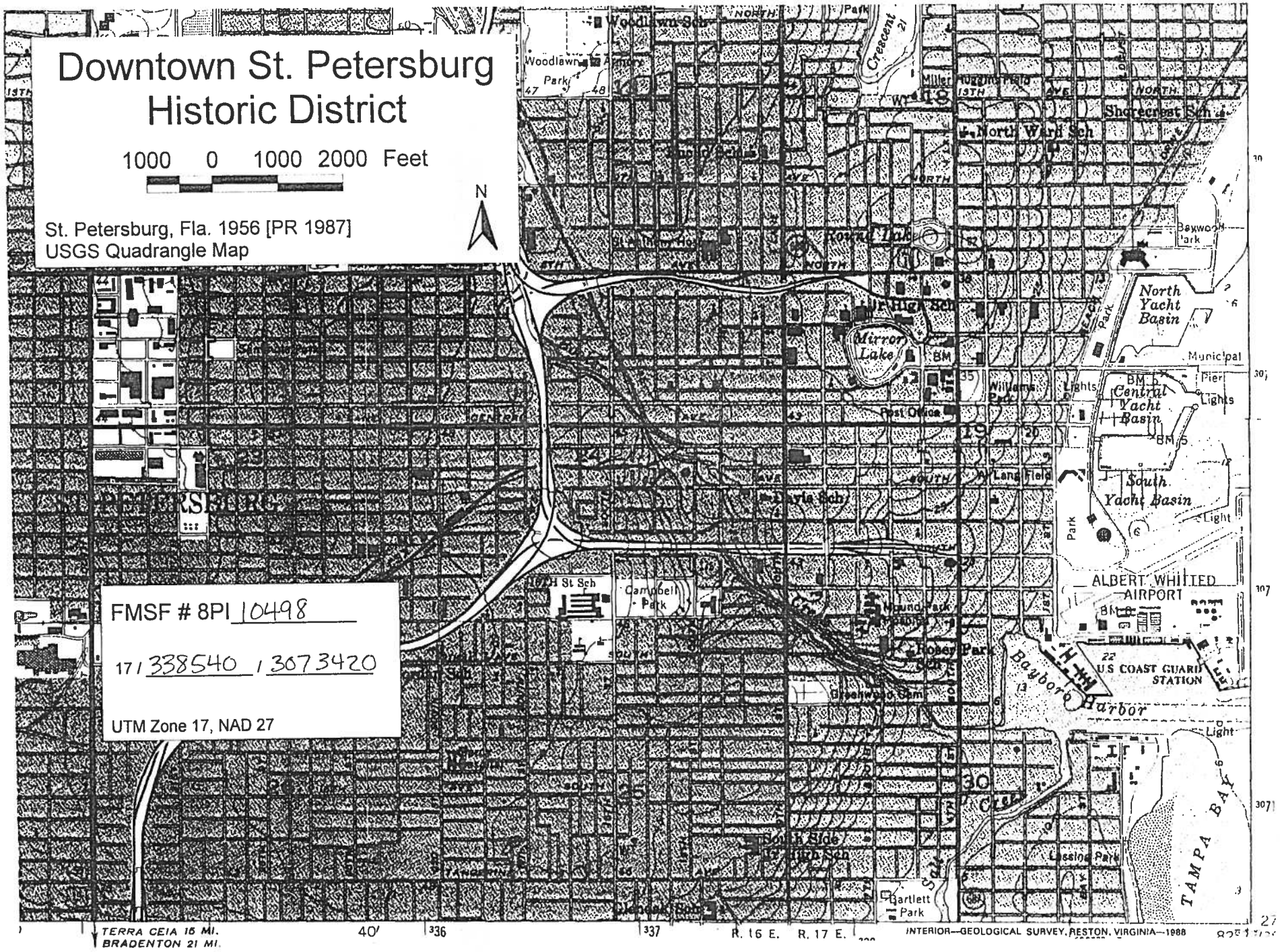
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

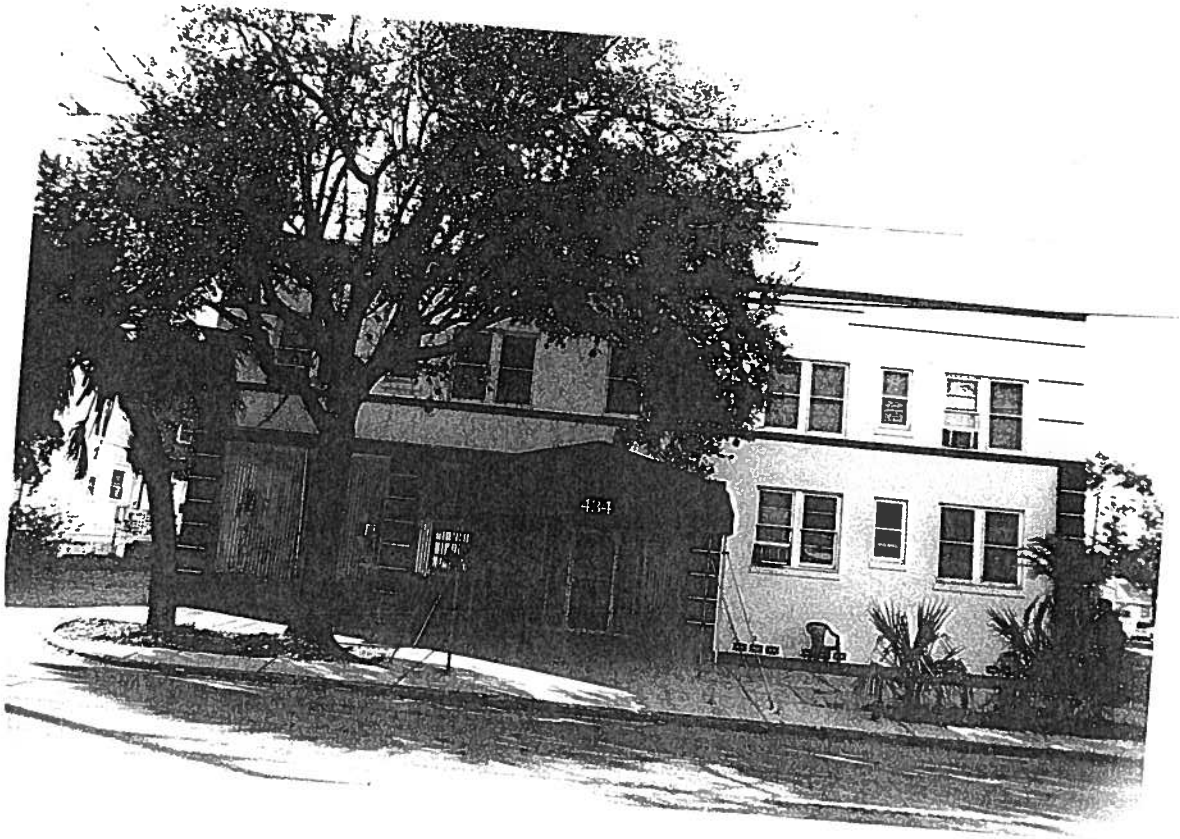
RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*

Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ****
[Other affiliation]: *** blank ****
Is text-only supplement file attached? *** blank ****


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10498
17 / 338540 / 3073420
UTM Zone 17, NAD 27
Woodlawn Sch
Woodlawn Park
Crescent
Shorecrest Sch
North Ward Sch
Jr High Sch
Mirror Lake
North Yacht Basin
Municipal Pier
Central Yacht Basin
South Yacht Basin
Williams Park
Post Office
Lang Field
Campbell Park
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Bartlett Park
TERRA CEIA 15 MI.
BRADENTON 21 MI.
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988

WILLIAMS PARK
NORTH STRAUE PARK
Beach Drive N.E.
3rd Ave
1st Street North
2nd Street North
3rd Street North
4th Street North
2nd Avenue North
3rd Avenue North
4th Avenue North
5th Avenue North
5th Avenue N.E.
North



HISTORICAL STRUCTURE FORM

Site #8: *PI10403*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *AVON HOTEL*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *450/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-corporate-for profit*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N, CROSS INTERSECTION WITH 5TH ST, ON SOUTH SIDE OF AVE*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338430/3073420*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Frame Vernacular: Any date*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *3*
Structural system(s): *Wood frame*
[Other structural system(s)]: *** blank ***
Foundation types: *Piers*
[Other foundation type]: *** blank ***
Foundation materials: *Brick*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Asbestos, shingles or siding; Beaded weatherboard; Molded concrete block*
[Other exterior fabrics] *RUSTICATED BLOCK*
Roof types: *Gable*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *** blank ***
[Other roof secondary structures]: *** blank ***
Chimney no.: *1*
Chimney materials: *Brick*
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *1/1 ALUMINUM AND VINYL 1ST FL, STILL WOOD 1/1 ON 2ND FL DURING FIELD VISIT*
Main entrance (stylistic details): *FRONT*
# of open porches: *1*
# of closed porches: *** blank ***
# of incised porches: *** blank ***
Porch locations: *FRONT*
Porch roof types: *EAVE OVERHANG*
Exterior ornament: *PIERCED BLOCK PORCH FOUNDATION, WOOD SLAT RAILING ON PORCH, METAL AWNING OVER WINDOWS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Fair*
Narrative description: *DUE TO SOME DETERIORATION AND ALTERATION TO THE ORIGINAL STRUCTURE*
Commercial surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *No/few cultural resources show quality (<10%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *** blank ***
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *Attached room(s) added after original constr. date/**/**/**; Altered not according to the Secretary's standards/**/**/***
Original, intermediate, present uses/year started/year ended: *Rooming house/**/**; Office/**/***
[Other uses]: *** blank ***
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

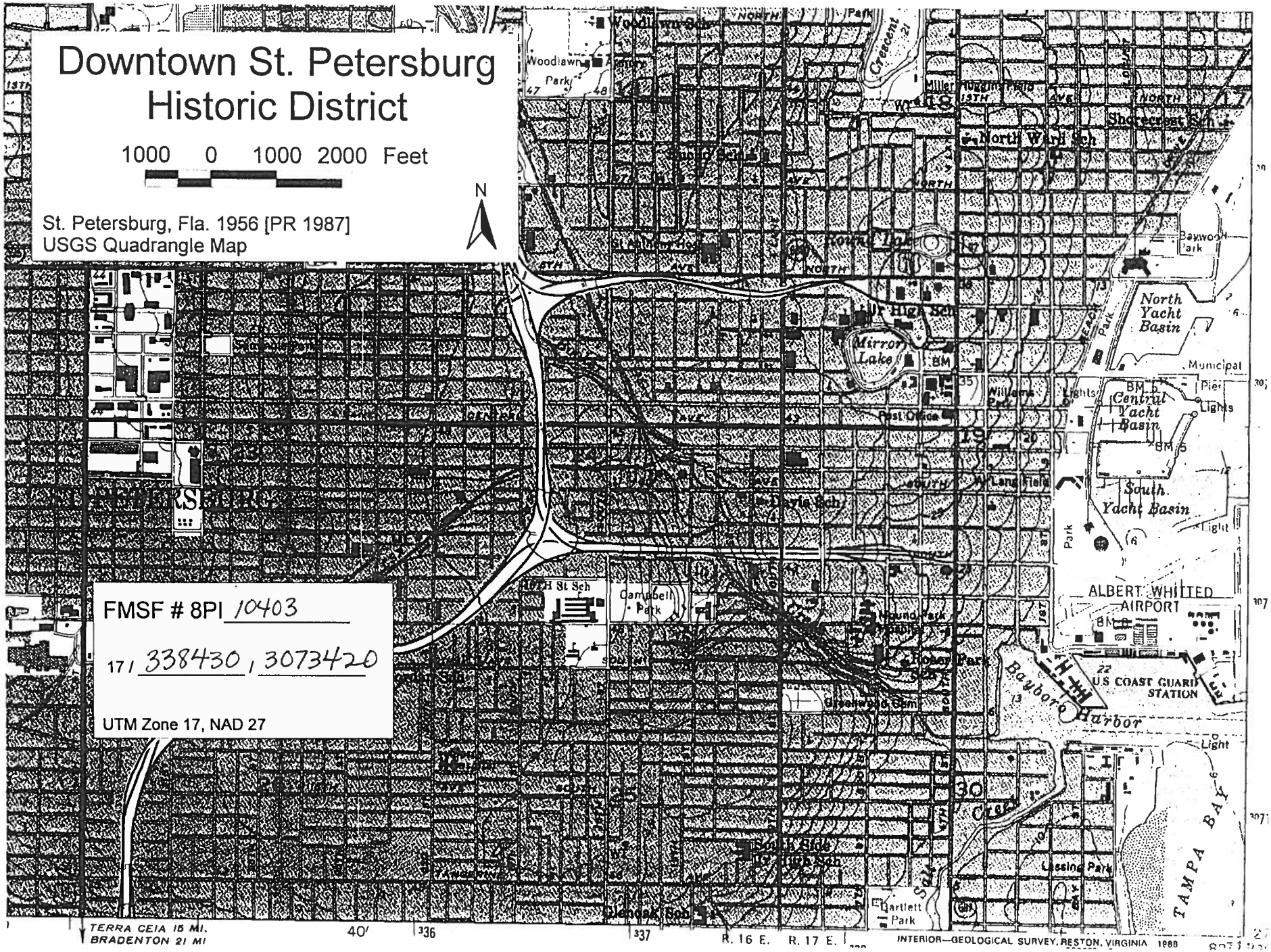
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

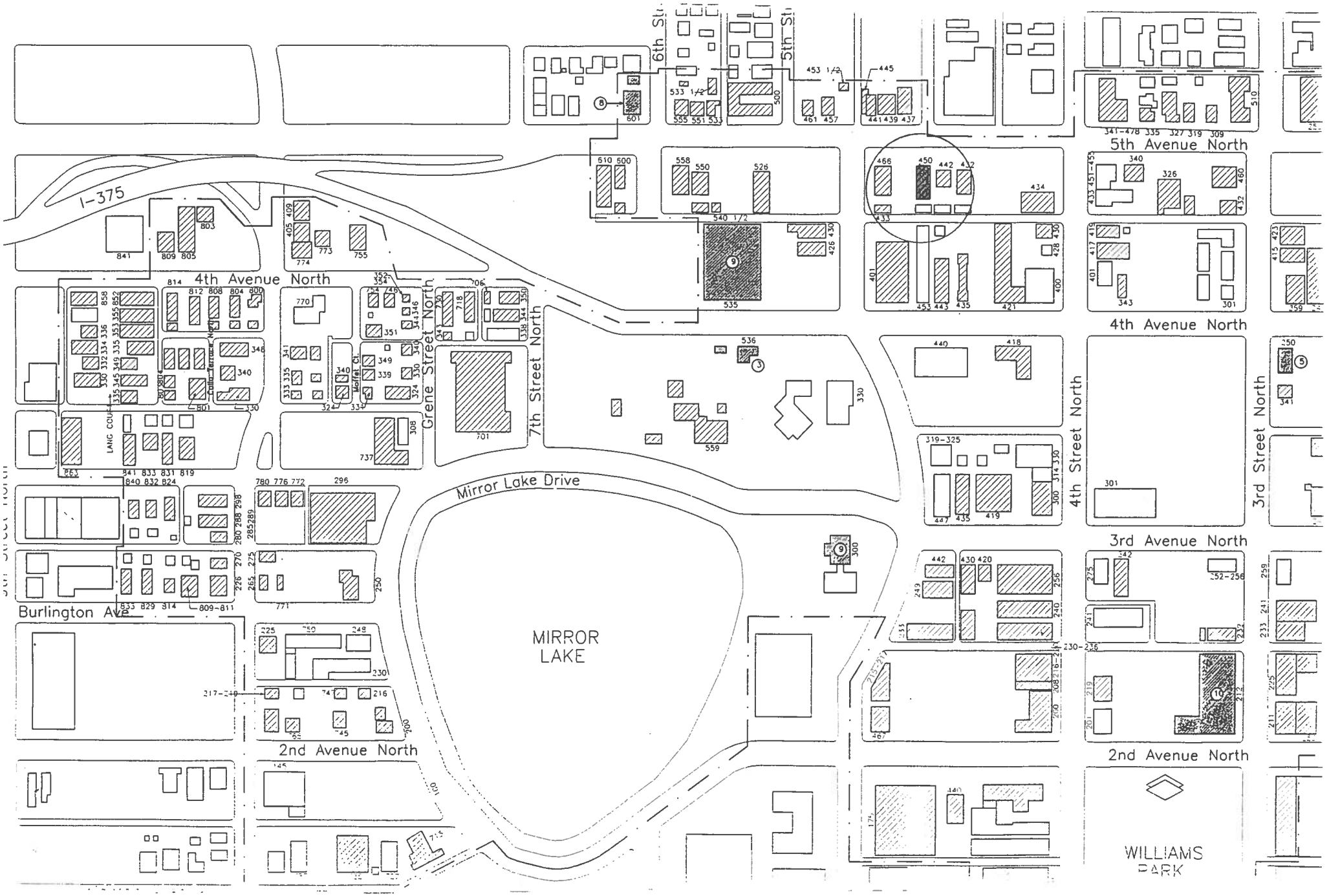
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe *** blank ***

RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10403
17/ 338430 / 3073420
UTM Zone 17, NAD 27
Mirror Lake
North Yacht Basin
Central Yacht Basin
South Yacht Basin
ALBERT WHITTED AIRPORT
U.S COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Municipal Pier
Lights
Post Office
Campbell Park
Mound Park
Roser Park
Bartlett Park
Lassing Park
Baywood Park
Shorecrest Sch
North Ward Sch
Jr High Sch
Davis Sch
Fifth St Sch
Gateway Sch
South Side Jr High Sch
Glendale Sch
TERRA CEIA 15 MI.
BRADENTON 21 MI
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA 1988


I-375
6th St
5th St
5th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
Grene Street North
7th Street North
4th Street North
3rd Street North
Mirror Lake Drive
MIRROR LAKE
Burlington Ave
WILLIAMS PARK
LANG COURT
Collin Terrace North
Wolfe Ct.





HISTORICAL STRUCTURE FORM

Site #8: *PI10411*
First site form recorded for this site? *Original documentation, site not recorded at FSF*
Identifying code (field date): *200101*
Recorder #: *** blank ***
Field Date: *01/18/2001*
Form Date: *02/21/2001*
Site name(s): *466 5TH AVENUE NORTH*
[Other name(s)]: *** blank ***
Mult. list #: *** blank ***
Survey names: *ST. PETERSBURG PRESERVATION INC. SURVEY*
Survey #: *** blank ***
National register category: *Building(s)*

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: *466/**/5TH/Avenue/North*
Cross streets nearest/between: *CORNER OF 5TH STREET AND 5TH AVE N*
City/town: *ST. PETERSBURG*
In current city limits? *Definitely within the limits of city*
County: *PINELLAS*
Tax parcel #: *** blank ***
Subdivision name: *** blank ***
Block: *** blank ***
Lot no.: *** blank ***
Ownership type: *Private-individual*
Name of pubtract (e.g., park): *** blank ***
Route to (or vicinity of): *EAST ON 5TH AV N TO INTERSECTION OF 5TH ST, ON SW CORNER OF AV*

MAPPING

USGS map name/year of publication or revision: *ST. PETERSBURG/1956*
Township/Range/Section/Qtr: *31 South/17 East/19/***
Irregular section: *** blank ***
Landgrant: *** blank ***
UTM Zone/Easting/Northing: *17/338400/3073430*
Plat or other map (map's name, location): *** blank ***

DESCRIPTION

Style: *Craftsman*
[Other style]: *** blank ***
Exterior plan: *Rectangular*
[Other exterior plan]: *** blank ***
No. stories: *2*
Structural system(s): *Wood frame*
[Other structural system(s)]: *** blank ***
Foundation types: *Piers*
[Other foundation type]: *** blank ***
Foundation materials: *Brick*
[Other foundation materials]: *** blank ***
Exterior fabrics: *Wood siding; Asbestos, shingles or siding; Wood/plywood*
[Other exterior fabrics] *** blank ***
Roof types: *Gable; Shed*
[Other roof types]: *** blank ***

Roof materials: *Composition shingles*
[Other roof materials]: *** blank ***
Roof secondary structures (dormers etc): *Shed dormer*
[Other roof secondary structures]: *EXPOSED RAFTER TAILS*
Chimney no.: *** blank ***
Chimney materials: *** blank ***
[Other chimney materials]: *** blank ***
Chimney locations: *** blank ***
Windows (types, materials, etc.): *WOOD DHS 25/1, ALUMINUM 1/1*
Main entrance (stylistic details): *** blank ***
# of open porches: *** blank ***
# of closed porches: *2*
# of incised porches: *** blank ***
Porch locations: *REAR 2ND FLOOR*
Porch roof types: *** blank ***
Exterior ornament: *BRACKETS, CRUCIFORM CAPITOLS WITH CHAMFORED ENDS ON FRONT PORCH COLUMNS*
Interior plan: *** blank ***
[Other interior plan]: *** blank ***
Condition: *Fair*
Narrative description: *DUE TO SOME DETERIORATION AND ADDITIONS TO THE ORIGINAL STRUCTURE*
Commercial surroundings (proportion): *No/few cultural resources show quality (<10%)*
Residential surroundings (proportion): *Most cultural resources show quality (>50%-<90%)*
Institutional surroundings (proportion): *Some cultural resources show quality (>10%-<50%)*
Undeveloped surroundings (proportion): *No/few cultural resources show quality (<10%)*
Ancillary features (no., outbldings, etc.): *HEX SIDEWALK BLOCKS*
Artifacts or other remains: *** blank ***
FMSF Archaeological form completed? *No: Archaeological Form not done*

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): *1916*
Architect (last name first): *** blank ***
Builder (last name first): *** blank ***
Change status/year changed/date noted/nature: *Attached room(s) added after original constr. date/C1980/**/***
Original, intermediate, present uses/year started/year ended: *Residence--private/**/**; Residence--private/**/***
[Other uses]: *** blank ***
Ownership history (esp. original owners): *** blank ***

RESEARCH METHODS

Research methods: *Florida Site File search for this property; Windshield***
[Other research methods]: *** blank ***

SURVEYOR'S EVALUATION OF SITE

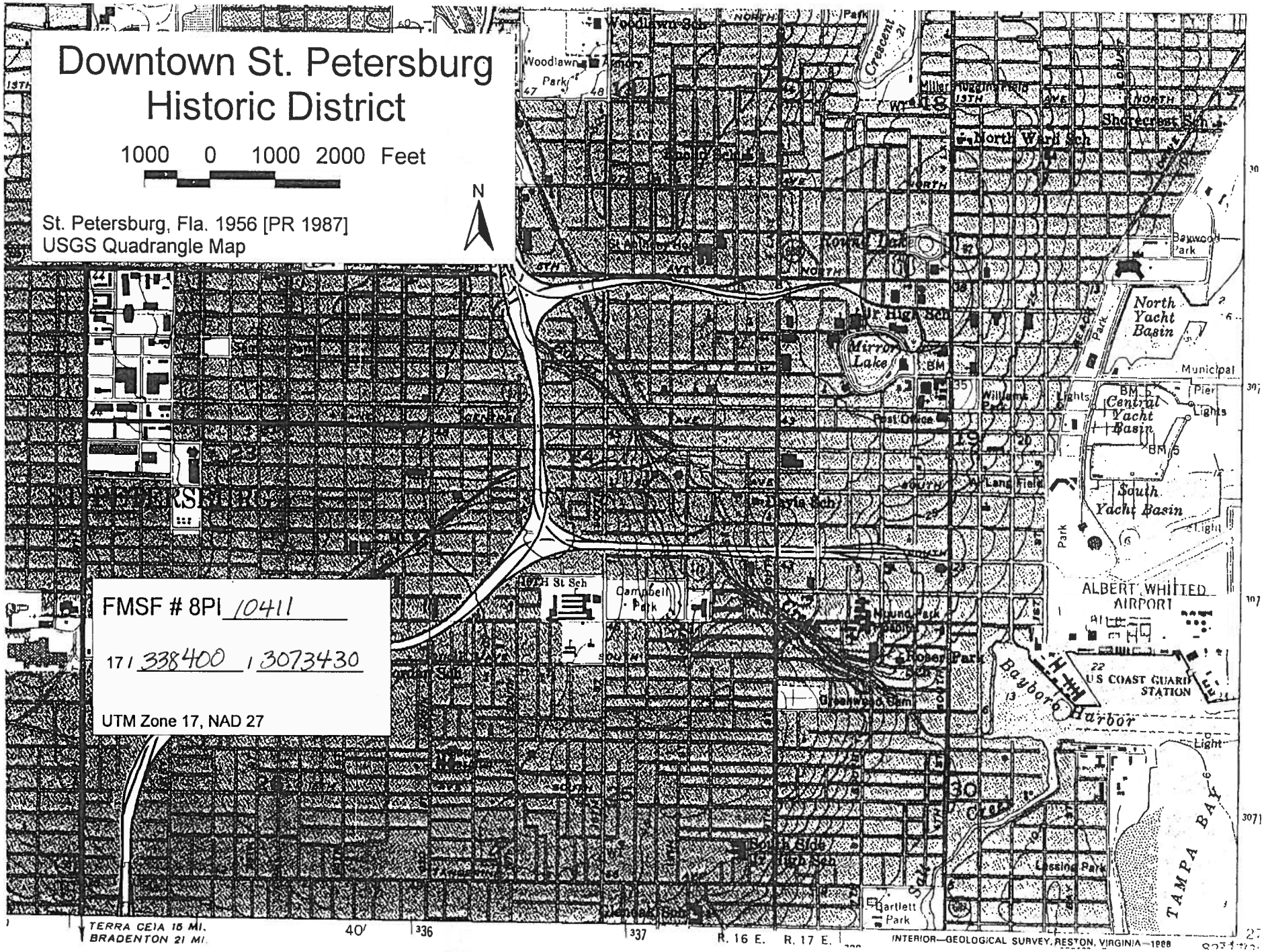
Potentially elig. for local designation? *Ineligible for a local register of important sites*
Local register eligible for: *** blank ***
Individually elig. for Nat. Register? *Ineligible for NR, considered independently*
Potential contributor to NR district? *Potential contributor, National Register district*
Area(s) of historical significance: *** blank ***
[Other historical associations]: *** blank ***
Explanation of evaluation: *NOT INDIVIDUALLY ELIGIBLE DUE TO MAJOR ALTERATION OF ORIGINAL STRUCTURE, BUT POTENTIAL CONTRIBUTOR TO DISTRICT BECAUSE OF TIME PERIOD OF CONSTRUCTION IN THE NEIGHBORHOOD.*

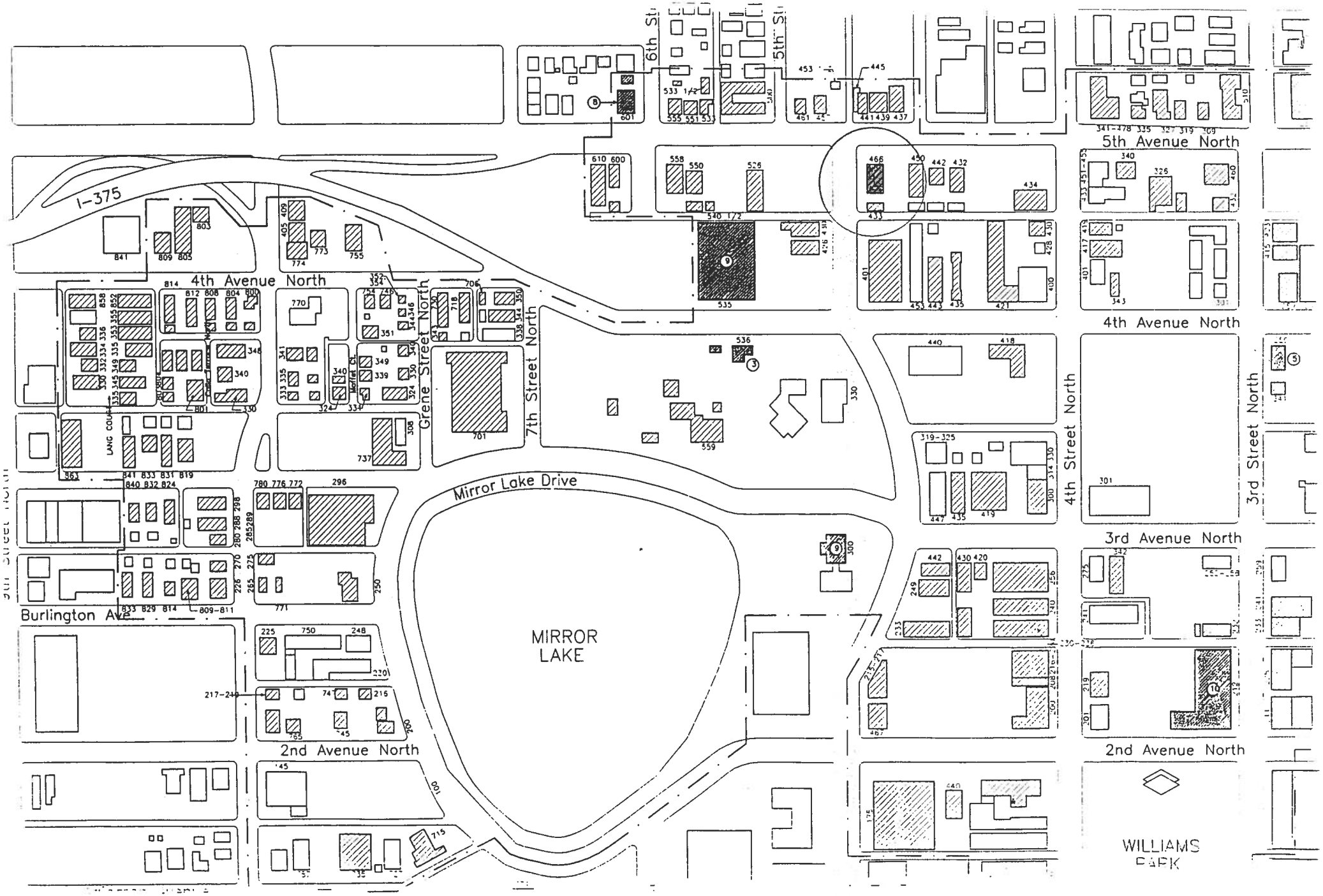
DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

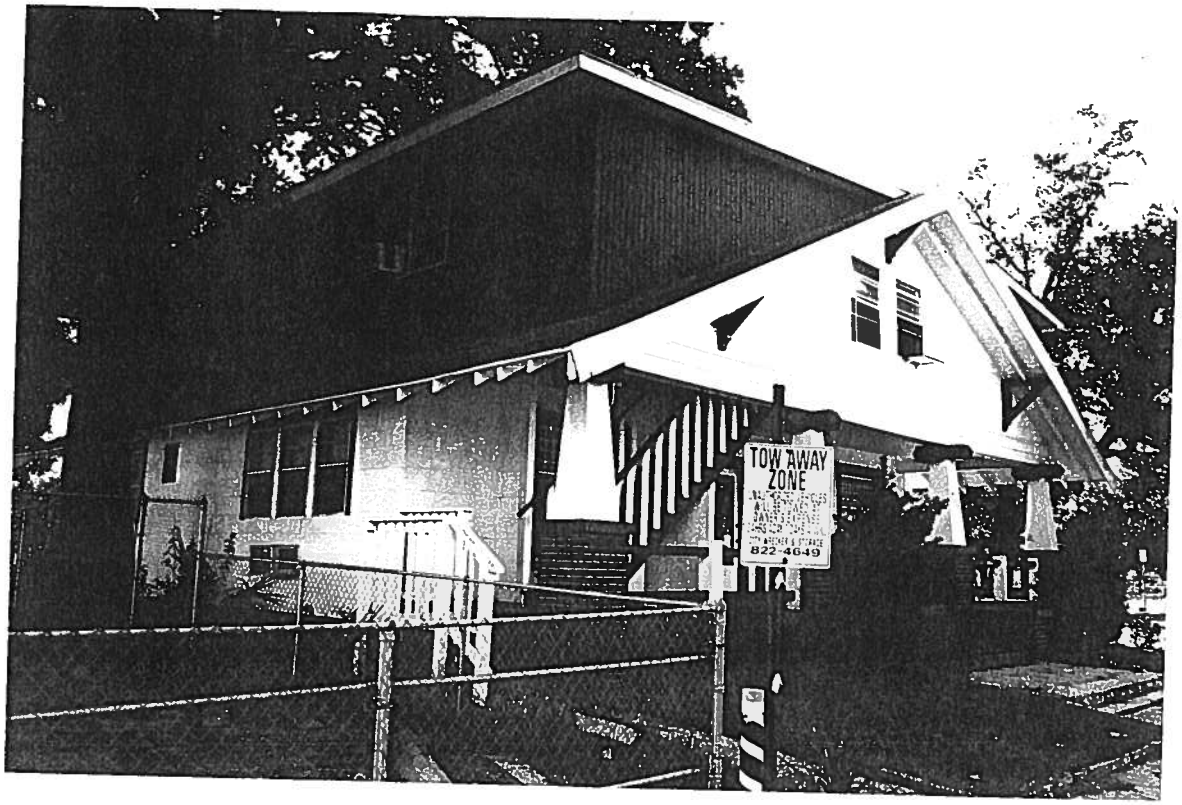
Repositories: Collection/Housed/ACC#/Describe *** blank ***

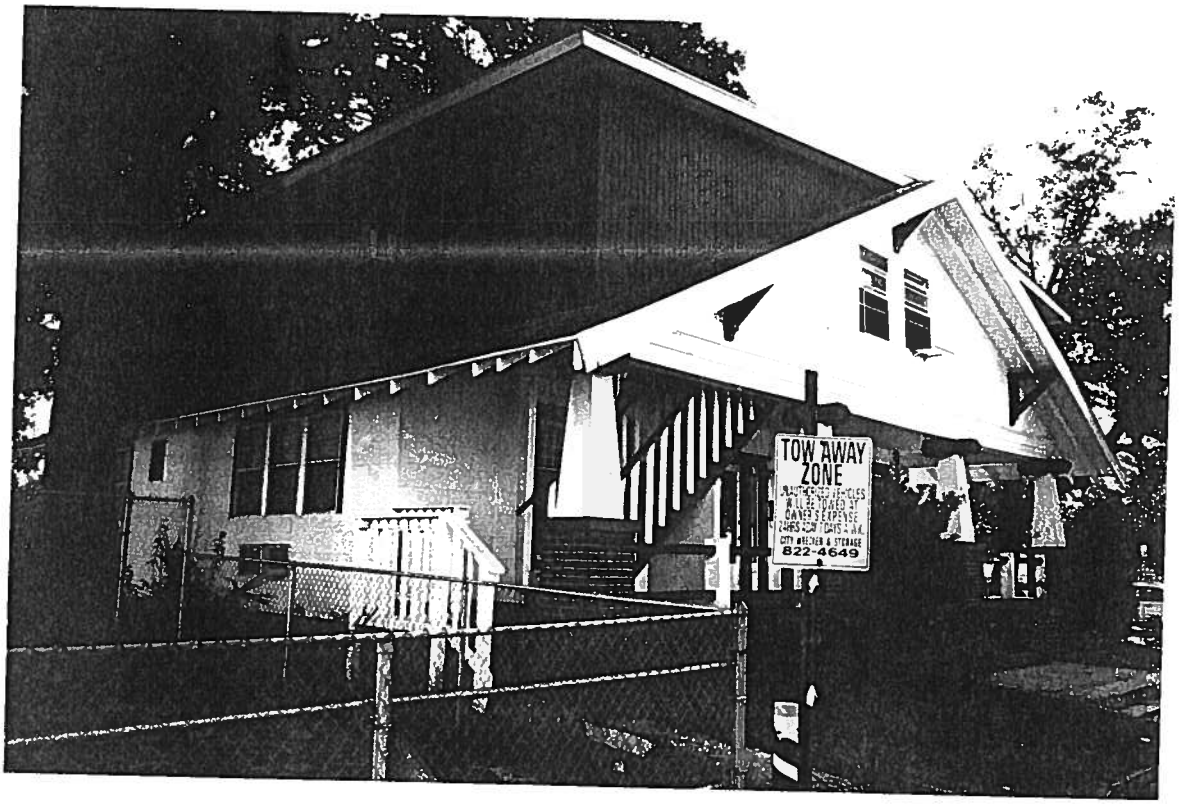
RECORDER

Recorder name (last name first): *PANAMERICAN CONSULTANTS, INC.*
Recorder address and phone: *1207 N. HIMES, SUITE 5, TAMPA, FL 33607*
Recorder affiliation: *** blank ***
[Other affiliation]: *** blank ***
Is text-only supplement file attached? *** blank ***


Downtown St. Petersburg
Historic District
1000 0 1000 2000 Feet
N
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map
FMSF # 8PI 10411
17 / 338400 / 3073430
UTM Zone 17, NAD 27
Woodlawn Park
North Ward Sch
Shorecrest Sch
Bayboro Park
North Yacht Basin
Municipal Pier
Mirror Lake
Central Yacht Basin
South Yacht Basin
ALBERT WHITTED AIRPORT
US COAST GUARD STATION
Bayboro Harbor
TAMPA BAY
Campbell Park
Mound Park
Roser Park
Lassing Park
Bartlett Park
TERRA CEIA 15 MI.
BRADENTON 21 MI.
R. 16 E.
R. 17 E.
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988


I-375
6th St
5th St
5th Avenue North
4th Avenue North
4th Avenue North
3rd Avenue North
2nd Avenue North
Grene Street North
7th Street North
4th Street North
3rd Street North
Mirror Lake Drive
MIRROR LAKE
Burlington Ave
WILLIAMS PARK
LANG COURT


TOW AWAY
ZONE
822-4649


TOW AWAY
ZONE
822-4649

Kayla J. Eger

From: Karen Ohara <ohara3355@gmail.com>
Sent: Saturday, July 12, 2025 11:23 AM
To: DRC

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 I'm writing this letter of concern to voice my opinion about demolishing houses to build a giant hotel next to the Hollander hotel.
I have lived in the downtown area for over 30 years I have watched some good changes and some not so good changes I do not believe that we need to build any more high-rise hotels we have taken away from our downtown area and change the whole historic look so my vote would be no do not allow these changes to happen I cannot make it to the meeting on Wednesday so I am voicing my opinion and email thank you for your attention in this matter

Karen O'Hara
727-686-3355
2701 13th avenue North St Petersburg Florida 33713
OHara 3355@gmail.com

Kayla J. Eger

From: Virginia Anonia Muehlendyck <outlook_51BEF98149836853@outlook.com> on behalf of Virginia Anonia Muehlendyck <virgmueh@gmail.com>
Sent: Saturday, July 12, 2025 4:20 PM
To: DRC
Subject: No more high rises in downtown 25-31000007

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.

Stop destroying what makes St. Petersburg unique. The downtown Central Avenue with all the new condos is hideous.

Kayla J. Eger

From: Regina Productions <fredregina@yahoo.com>
Sent: Saturday, July 12, 2025 4:38 PM
To: DRC
Subject: File #25-31000007

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.

Please stop this from being approved!

Fred Regina st Petersburg resident

Sent from Yahoo Mail for iPhone

Kayla J. Eger

From: popupmail@gmail.com
Sent: Monday, July 14, 2025 11:55 AM
To: DRC
Subject: Moratorium on more high rise buildings DTSP

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.

Dear City Council & Development,

I want to express my concerns regarding yet another high rise condo building to be built in downtown St. Pete. It is enough already! We are destroying the lovely town, that so many of us love. We are losing so much, by tearing down our older, charming, smaller buildings to replace them with skyscrapers. Small parking lots are made into high rises; ridiculous. At present, I know many folks who are unable to sell their high-priced condos downtown. Why do we need to build more? Let's preserve the wonderful mix of buildings, that is quickly disappearing before our eyes. We will no longer be the arty community that we taut. It is very sad to see.

I wonder how much research has been done to look at the capacity that we have downtown for water, electric, medical care. I am afraid that we are building for more than we can deliver. Hospitals and medical offices are already full, and people will die without enough qualified doctors, and other staff. The downtown community demographics are older, and we do not have sufficient cardiologists, etc. to service this population. Traffic is now a problem, when it never was in the past.

I encourage you to say "no" to yet another high end building. Let's preserve the mix that we have. Affordable housing may be needed, but no more expensive buildings. A few large buildings are set to open soon; it is enough! The developers have gotten too greedy. Please put an end to the destruction of DTSP.

Bonnie Hechtkopf
Chair
Kobie Marketing, Inc.

Sent from my iPhone

Sent from my iPhone

Kayla J. Eger

From: rk ruthkinsey.com <rk@ruthkinsey.com>
Sent: Monday, July 14, 2025 2:19 PM
To: DRC
Subject: Stadler development

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.

I strongly oppose the proposed apt. development on 4th & 5th. St. Pete does NOT need more new apt. units and the impact in this area, close to Trinity Lutheran Church would be huge.

Kayla J. Eger

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Wednesday, July 9, 2025 4:19 PM
To: DRC
Subject: Re: Case No. 25-31000007

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.

C

Carlos Flores <cfloresagency@gmail.com> Mon, Jun 23, 7:40 PM
to DRC

To whom it may concern,

Today we went to City Hall to witness the hearing for Case No. 25-31000007. Unfortunately, we arrived only to find out it had been rescheduled for a later date. Is there any way we could be better informed/updated of such changes and given more timely notification of the new hearing time/date for Case No. 25-31000007 ? Any assistance you may be able with this would be greatly appreciated.

Regards.
Round Lake Duplex, LLC

On Wed, Jun 25, 2025 at 3:01 PM DRC <DRC@stpete.org> wrote:

> Good afternoon,
>
> Please see the attached requested document.
>
> Thank you,
>
> - **DRC**

st.petersburg
www.stpete.org

WE ARE ST. PETE

Please note all emails are subject to public records law.

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Monday, June 23, 2025 7:40 PM
To: DRC <DRC@stpete.org>
Subject: Case No. 25-31000007

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.

To whom it may concern,

We have received notification in the mail that development plans for the properties adjacent to ours have been submitted to the City of Saint Petersburg - Case No. 25-31000007. We would like to request copies of the site plan and application be sent to us. Also, our primary concern as of now, without more detailed information on the new project, is how parking would be affected for the tenets at our property. Parking is already an issue in this area as street parking is the only means of parking in this area. Any information you could provide about this would also be greatly appreciated.

Regards.

Round Lake Duplex, LLC

Kayla J. Eger

From: Jeannette Williams <jvmwilliams@gmail.com>
Sent: Saturday, July 12, 2025 7:46 AM
To: DRC
Subject: A site plan construction

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.

I DISAPPROVE THIS REQUEST!!

I DISAPPROVE: REQUEST Approval of a site plan to construct a 21-story building with 370-dwelling units, including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.
Sent from my iPhone

From: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Date: Monday, July 7, 2025 at 8:35 AM
To: 'William Herrmann' <wlherrmann@gmail.com>, DRC <DRC@stpete.org>, Derek Kilborn <Derek.Kilborn@stpete.org>, Gina L. Driscoll <Gina.Driscoll@stpete.org>
Subject: RE: Request to Table Case 25-31000007
Bill,

This case will be going to the August hearing. Staff did notice that DNA was not notified, and new notice will need to be sent out. The report was not uploaded to the City website. A report has been prepared by the historic preservation team and will be included with the staff report.

Corey Malyszka, AICP
Zoning Official, Planning & Development Services Department
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
O: 727-892-5453
E: corey.malyszka@stpete.org
WE ARE ST. PETE

From: William Herrmann <wlherrmann@gmail.com>
Sent: Saturday, July 5, 2025 5:25 PM
To: DRC <DRC@stpete.org>; Corey D. Malyszka <Corey.Malyszka@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Gina L. Driscoll <Gina.Driscoll@stpete.org>
Subject: Request to Table Case 25-31000007

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.

Greetings!

The purpose of this email is to request a tabling of case 25-31000007.

This request is based on the following:

1. Failure to provide Staff Report for Public review: As shown on the attached PDF-print of the City's website, the staff report is not available for public review.
2.
3. Failure to provide report from Historic Preservation team: The fact that contributing structures are being demolished makes this report even more important.

4.
5. (Apparent) Failure to provide public notice: SPDNA is my current source of information for developments. It does not appear they received a copy of the notice as not notice was sent to members, nor was one posted to their website. It is extraordinarily odd that neither St. Pete Catalyst or St. Pete Rising has had an article regarding the project. This is truly a 'stealth' development.
6.
7. The DRC Agenda webpage is not ADA compliant: As shown in the PDF, the webpage is unusable. Anyone needing even minor sight correction lenses (reading glasses), cannot find information on this page. Given the resources available to the city, it is exceedingly difficult to believe that a competent webpage designer could not present the information in a readable format.

To allow adequate time to review the report, I am requesting that the item be tabled at the July DRC meeting. Further, I am requesting a copy of both the staff report and a copy of the digital model of the proposed project.

Please advise if it is your intent to table this item, and I will skip attending DRC.

Thank you for you timely attention to this matter.

Bill Herrmann
130 4Th Avenue North 514
St Petersburg, FL

Kayla J. Eger

From: Alex Kaufman <kaufman.alexander@gmail.com>
Sent: Thursday, July 3, 2025 3:08 PM
To: DRC
Cc: Gina L. Driscoll
Subject: JULY 9TH HEARING - 4th St / 5th Ave

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.

Alex Kaufman, 940 Granville Ct N, St Pete, 33701

Hello-

I am writing in opposition to the proposal for the 4th St / 5th Ave 21story hotel project set to be heard on July 9th, which I unfortunately cannot attend.

My opposition is related to how out of place this scale of construction is for the area. My main focus is the surrounding neighborhood, historic shuffleboard courts, and concerns with construction taking place and affecting the roads and sidewalks used by residents (including myself).

This parcel is right on the fringe of Historic Uptown, but is located within a beloved area including Little Round Lake, the Coliseum, and the Shuffleboard Courts. I believe this building is way too large (height wise) and will negatively impact the appeal and charm of this historic area. The style of the building adds nothing of note to the area and I personally find it completely uninspired and lacking in soul. I further believe the approval of this change will allow more and more towering monstrosities to be built in the area, encouraging the tearing down of the charm and appeal of the area in strict search of higher profits for the builders and owners with no regards for what has made the area valuable in the first place. I look at other projects along this road and area and there really isn't an appropriate 21 story comparison. This location is not in the heart of downtown, it is on the outskirts, therefore I believe it is fair to expect smaller construction more akin to the height of the Hollander / other condos / etc along this road before beach drive.

Also, as an aside, time and time again these projects are also proving to be major inconveniences for the entire life of their construction that hurts small businesses and residents. The construction often overflows into the adjacent sidewalks/roads for extended periods of times, hurting local business and being eyesores for years for projects that, at the end of the day, do not benefit the community in meaningful ways aside from tax revenue I guess. The most notable example I have is the never-ending project on 1st Ave N / MLK, with multiple extended road closures to Baum Avenue (important parking for many local Central Ave Businesses), the fencing off of the entire sidewalk for the block as well as now encroaching onto the Sunrunner lane. As of this week, the fencing and cones are starting to impede into the actual traffic lanes. If you weren't looking for it, Engine 9 is completely invisible and covered in construction tape / safety cones. I find the whole situation an unbelievable slap in the face to the residents and soul of this city I have loved for the last 15 years. It is disappointing to see money suck the soul out of here just like where I moved from, Ft Lauderdale.

While I am in support of sensible redevelopment, I cannot support this project's overall goals and use and believe a more scaled-down version of the project would be appropriate for this particular parcel. I implore the committee to stand firm on trying to at least maintain some modicum of sensibility, place, and feel for what should be a special little city.

-Alex Kaufman

940 Granville Ct N, St Pete, 33701

Kayla J. Eger

From: Jo-An Thomas <jthomas@cmdigroup.com>
Sent: Tuesday, July 8, 2025 5:33 PM
To: DRC
Subject: file# 25-31000007

Importance: High

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.

This project is not appropriate in many ways. Traffic, noise, banquet and meeting congestion added to hotel guest automobiles, parking issues, water issues, and quality of life issues, This area is a NEIGHBORHOOD. This should IN NO WAY be approved.

Jo-An Thoma
1620 10th St. N,
St. Petersburg, FL 33704
617-921-6880-Cell
www.Jo-AnFrancesArt.com

Kayla J. Eger

From: Lance Shook <lance@floridawine.com>
Sent: Tuesday, July 8, 2025 11:10 AM
To: DRC
Subject: 21-story hotel with 370 small rooms and a 485-space parking garage

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.

This email is being sent to oppose the demolition of 5 houses to build a 21-story hotel with 370 small rooms and a 485-space parking garage. This will tower over the historic uptown neighborhood. This project will be a nightmare for traffic on this already hard to cross one-way road. We have had enough construction in this city. Fix the water and sewer issues before we allow new giant buildings. Thank you!

Lance Shook, MBA
Executive Vice President
Florida Orange Groves, Inc. & Winery
1500 Pasadena Avenue South
St. Petersburg, Florida 33707
Phone (727) 347*4025
Fax (727) 347*1404
Lance@floridawine.com

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Kayla J. Eger

From: Monica Kivi <monicakivicat@gmail.com>
Sent: Sunday, July 6, 2025 8:01 PM
To: DRC
Subject: Opposition to variance | file# 25-31000007

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.

As a long-term resident of St. Petersburg, residing within the historic Uptown neighborhood, I am writing to formally express my opposition to the proposed height variance outlined in file 25-31000007, pertaining to the properties situated at 434, 432, 442, 450, and 466 5th Ave N.

Moreover, the prevailing sentiment within our neighborhood forum indicates a strong disapproval of this proposal.

The proposed project's scale is deemed excessive and incongruous with the existing character of 5th Ave North, particularly in its proximity to a residential neighborhood. The community's preference is to maintain the current scale and density of development.

Consequently, I respectfully request that the variance application be denied.

Thank you,
Monica Kivi
Uptown Resident

Kayla J. Eger

From: john potts <postalpotts@yahoo.com>
Sent: Sunday, July 6, 2025 11:25 AM
To: DRC
Subject: File # 25-31000007

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.

To whom it may concern:

This is a formal "LETTER OF OPPOSITION" for the above mentioned file #.

This is more unnecessary building in an already highly dense area of historic buildings with a unsupported infrastructure. There are so many townhomes and apartments all over the city that are not occupied now. Many ranging from 800K and up. St. Pete does not need more development to impact the quality of life in what was once a beautiful city. Not just the infrastructure but the traffic, parking, run-off and flooding.

We don't have a "housing crisis" we have an "affordability crisis" and building more isn't the answer.

We will all pay in taxes for years, to redo, undo or support infrastructure changes due to this recent (last 5-8 years) unchecked building.

The city has been aware through direct contact and/or many social media outlets, that this IS NOT what the tax payers want and many of these tax payers do not understand that they have a voice other than voting out the politicians that have caused this crisis.

You have an obligation to listen to your people.

This is my personal letter of opposition to the development at 466 5th Ave. North; File #25-31000007

Kayla J. Eger

From: Erica Hoffman <ericahoffman7@gmail.com>
Sent: Saturday, July 5, 2025 6:29 PM
To: DRC
Subject: I reject the new hotel proposal

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.

To whom it may concern,

I've lived in St. Pete my whole life and am saddened with the over development occurring in our once beautiful town. I don't think we need another high story building, and definitely a high rise hotel located at 4th St and 5th Ave. What we do need is affordable housing, because there are people like me who love this city but can't afford to live here. I'm on a teacher's salary, giving back to our community. Leave the greed for Tampa.

Thank you,
Erica Hoffman

Kayla J. Eger

From: Elvier <elvier.yemaya16@gmail.com>
Sent: Saturday, July 5, 2025 12:36 PM
To: DRC
Subject: No demolishing , no high rise in 4th Avenue N/ 5th Street North

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.

Please do not give permission to demolish 5 houses in order to build a 21 story hotel.
This is such a precious, quaint part of the city and needs to be preserved.
Too much destruction is going on already. Please halt the execution of this plan.
Thank you for your attention.
Elvier Yemaya
Sent from my iPhone

Kayla J. Eger

From: Bridget Stanton <brosestanton@gmail.com>
Sent: Saturday, July 5, 2025 12:35 PM
To: DRC
Subject: Denying appeal for hotel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Bridget Stanton and I live in historic Roser Park. I'm writing in due to my absence this Wednesday for the notice of taking down houses in uptown for the construction of a new hotel.

Best,

Bridget

Kayla J. Eger

From: Margo Evancho <mevancho1@gmail.com>
Sent: Saturday, July 5, 2025 12:04 PM
To: DRC
Subject: Please stop the building of apartments

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.

4th and 5th Avenue and mannnnnnnyyy others in the city. Native St Petersburgian 56 years..Never left ..Grew up on the pink streets now live near 62nd Area north.

Concrete jungle- Lets fix what is needed 1st -infrastructure, roads, water systems, crime, insurance, reduced electric and water bills...etc.

Kayla J. Eger

From: Sue Anderson <smanderson1219@gmail.com>
Sent: Saturday, July 5, 2025 11:06 AM
To: DRC
Subject: NO TO to demolish 5 houses in St. Petersburg - 4th St and 5th St N.

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.

I'm a strongly opposed to this plan to demolish these homes A 21 foot story, hotel, and parking garage!!! I would be attending the meeting on Wednesday, 5/9/25, however... I have just had major foot surgery and I am unable to put any pressure on it for seven weeks as non-weight-bearing!!

Please take my concerns for this demolishing the five homes under consideration!

I appreciate your help to not have this approved.

A dedicated St Petersburg Resident for 25 1/2 years!!

Sue Anderson
(727) 735- 3212
3110 13th St., North
St Petersburg 33704

Get Outlook for iOS

Kayla J. Eger

From: Corie <corilint@gmail.com>
Sent: Friday, July 4, 2025 4:01 PM
To: DRC; Gina L. Driscoll
Subject: Uptown hotel plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live across the street from the site of the proposed 21-story hotel at 4th Street and 5th Avenue, and I'm writing to express my strong opposition.

This project is completely out of scale for our neighborhood and would have serious negative impacts on residents. My concerns include:

- Zoning & Scale: The proposed height is double the zoning allowance and twice as tall as any nearby building.
- Loss of Light & View: It would block my view of the sky and drastically change the feel of the block.
- Traffic & Safety: More cars in a dense area with narrow one-way streets increases the risk of accidents and endangers pedestrians and cyclists. I am passionate about having the ability to walk and bike in my area as much as possible, for my health, connection to the community, and environmental impact.
- Noise & Disruption: Construction and hotel traffic will permanently disrupt the quiet, residential nature of the neighborhood.
- Local Businesses: Nearby small businesses such as Flatbread and Butter and Uptown Eats are already busy and part of what makes this area special—this could overwhelm or displace them.
- Rising Costs: Developments like this drive up rents and make it harder for long-time residents and businesses to stay. I have seen this happen consistently since I moved to Saint Pete in 2015, when my rent was around $600 for a small Crescent Lake apartment. I now pay more than double this in rent and owning a home feels even more out of reach.
- Precedent: Approving something this out of scale sets a dangerous precedent for future development both in our neighborhood and other historic neighborhoods that make St. Pete feel like home.

Please oppose this project and advocate for development that respects our zoning rules, scale, and neighborhood character.

Cori Lint

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

(Registration available only for Applications, or for Appeals in which Appellant is the Owner/Applicant)

Contact Information

Name	Betsy Lester
Street Address	3753 46th Av S Unit 9
City ST ZIP Code	St Petersburg, FL 33711
Telephone	727-480-3927
Email Address	lestrebo@eckerd.edu
Signature	Betsy Lester Date 06/06/2025

Date of Hearing

Date of Hearing	

Case No.

Case No.	

Case Address

Case Address	

Special Requirements

Type text here

Information on Procedures for Hearing

1) Staff, applicant, and, registered opponent (if applicable) 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 Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, kayla.eger@stpete.org, at least one week prior to the scheduled public hearing.

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

(Registration available only for Applications, or for Appeals in which Appellant is the Owner/Applicant)

Contact Information

Name	Preserve the 'Burg – Manny Leto, Executive Director
Street Address	2219 6th Ave. S.
City ST ZIP Code	St. Petersburg 33712
Telephone	727 463 4612
Email Address	pbranumbelmont@gmail.com
Signature	/s/ manny leto Date 10/22/25

Date of Hearing

Date of Hearing	November 5

Case No.

Case No.	25-31000007

Case Address

Case Address	4th St & 5th Ave. N.

Special Requirements

Information on Procedures for Hearing

1) Staff, applicant, and, registered opponent (if applicable) 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 Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, kayla.eger@stpete.org, at least one week prior to the scheduled public hearing.

August 28, 2025

To: St. Petersburg Development Review Commission

Re: Application No. 25-31000007 - Stadler Development

Dear Commissioners:

The project proposed for the corner of 5th Ave. N. and 4th St. N. raises significant concerns, including its location within the St. Petersburg Downtown National Register Historic District as well as being within 200 feet of the Round Lake National Register District. At seven FAR, the intensity of this proposal is further increased by the inclusion of a parking garage having a significant number of parking spaces above those required by code.

The development will also result in the demolition of five contributing historic resources within the Downtown District that serve as naturally occurring affordable housing (NOAH). PTB suggests the loss of these NOAH units is an impact that can be directly considered under the "other impacts" referenced in criterion 14.

The proposed project's proximity to the city's most recently designated local landmark, Trinity Lutheran Church, as well as its height and scale relative to its surroundings also deserves careful review.

Notably, the COA submitted by the applicant is contradictory, stating, "there are no known…historic…sites on the property" but, also, "the structures on the property were designated as contributing to the national district." Both statements – there are no historic sites but, also, there *are* historic sites, cannot be simultaneously true. In fact, we believe this project proposes to demolish more contributing structures to the Downtown National Register District than any other previously approved development that we can recall.

Regarding the scale of the proposal, Commissioners should consider how the approval of this 200-foot-plus project, proposed within the midst of three National Register historic districts might alter the neighborhood's predominately low-rise character. Indeed, DC-2 zoning guidelines clearly state that, "heights in this district begin to taper down as development sites become less proximate to the core and transition to surrounding neighborhoods."

The City's Comprehensive Plan as well as its Land Development Regulations repeatedly single out the importance of historic resources, and Commissioners' review is *required* to weigh how projects like these comply with those directives.

The City's Comprehensive Plan defines "historic resource" as, "all areas, districts or sites containing properties listed on the Florida Master File, the National Register of Historic Places, or designated by the City as historically, architecturally, or archaeologically significant" and includes the goal of "protect[ing] and preserve[ing] historically and culturally significant buildings and structures."

(Continues)

Similarly, the City's LDRs repeatedly direct special attention to historic resources. For example:

Section 16.30.070.2.11: "In order to protect and preserve the City's historic resources, the City shall discourage the demolition of historic resources which are listed or eligible for listing on the NRHP or the St. Petersburg Register of Historic Places."

Objective LU26 within the Comprehensive Plan's "Future Land Use Element": "the City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure..."

16.02 Comprehensive Plan: "Appropriately develop, utilize, and protect natural and historic resources."

Finally, we question whether the applicant has lived up to the intent of the public participation requirements as outlined in section 16.70.040.1.F. PTB's only interaction with the developer has been at a meeting we initiated, and we are not aware of the applicant having met with any other community groups.

Despite the impacts outlined above and within the staff report, there appears to be little in the way of actions to offset these concerns. The report from the city's Historic Preservation office concludes that the application is inconsistent with site plan review "criterion 14" and notes that the buildings to be demolished include 74 naturally occurring affordable housing (NOAH) units but does not otherwise reference how to address this adverse impact.

If the project is to be approved, PTB urges the Commission to require the applicant to utilize the historic TDR FAR bonus for any bonus the specific determination of which is left to the applicant. Unfortunately, the applicant is currently only committing to using 0.5 FAR historic TDR bonus. We further suggest the Commission consider options of onsite reuse of existing historic resources and the potential relocation of existing historic resources to offset the historic resource impacts.

It is important to note that the applicant is not entitled to approval as a matter of right. We trust the Commission will carefully consider how the approval of this project will permanently alter its surrounding neighborhood, its location within a National Register Historic District and its impact on neighboring historic resources, how it accomplishes the goals and directives of the Comprehensive Plan and Land Development Regulations outlined above, and, if approved, what might be done to offset the loss of historic resources.

Sincerely,

Manny Leto

/S/

Executive Director

SUPPLEMENTAL NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

Stadler Development LLC (the "Developer") is the contract purchaser of the property located at 434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N. (collectively, the "Property"). The Property is zoned DC-2, which permits various residential and commercial uses by right, with a maximum 7.0 FAR and a maximum height of 212 ft (200 ft with an additional 12 ft for more than 50% of the ground floor consisting of parking).

The Property is currently used as apartments and surface parking. The Developer proposes to redevelop it with a 21-story building containing 370 dwelling units, 3,819 sf of commercial space and a 485-space parking garage (the "Project").

On September 3, 2025, the Project was heard by the Development Review Commission (DRC). At that meeting, several comments were raised:

1. South side of parking garage should be screened.
2. The building is too big.
3. 3D model is unsatisfactory.
4. More parking may be desirable.

In response, the Developer offers the following:

1. **South side of parking garage should be screened.**

   The south side of the parking garage will be screened in a manner complimentary with the remainder of the garage. The Developer has submitted updated renderings showing this design.

2. **The building is too big.**

   The Property is zoned to allow for the height and FAR that is being requested. When the DC districts were created, City Council necessarily determined that the heights and FAR set forth in the Code were consistent with the surrounding area. This is a legislative/policy decision that was made some time ago.

   The height "tapering" that was discussed is done by the Height Restrictions Map itself. Section 16.20.120.7.1 of the Code explicitly says this:

   > The height restrictions do not correlate directly to the zoning districts. They are designed to concentrate heights within the core area of the downtown and then step down toward the surrounding neighborhoods. **The height map establishes the specific locations of height restrictions.**

   There are many examples of tall buildings next to small buildings in downtown. A very similar example is 400 Beach Dr., located at the corner of 5th Ave. N and Beach Dr. Here,

a 29-story tower was approved by the DRC directly across 5th Ave. N. from low rise commercial and residential uses.

Similarly, with FAR, the Code is clear that bonuses are not a discretionary decision by the City, but are a permitted option for every project:

> **Development potential of property in the districts is appropriate for the character of each area. Achieving maximum development potential will depend upon market forces**, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.
>
> Each property has a base intensity defined by the "base approval" row within the maximum intensity table. **Development proposals may increase above the base intensity by adding allowed FAR bonuses**, and certain areas of a structure may be eligible for FAR exemptions.
>
> Sec. 16.20.120.6 of the Code.
>
> **All projects within the downtown center districts may utilize bonuses to receive greater development rights. These bonuses are specifically written to provide public amenities and to mitigate secondary impacts associated with the additional development rights.** Sites receiving bonus FAR shall not exceed the maximum intensity allowed for the site. Certain bonuses are only applicable to specific districts.
>
> **To qualify for bonuses:**
>
> • A project shall comply with all minimum use requirements of the zoning district. (See use regulations chart.)
>
> • New construction shall comply with the requirements of the building envelope for the district.
>
> • New construction shall comply with the minimum parking standards.
>
> Sec. 16.20.120.6.2 of the Code.

Property owners are entitled to rely on the Code when seeking development approvals. In this case, the proposed height and FAR are unquestionably permitted by the Code. The decision to allow these standards was made by City Council, just as the decision to reduce them would need to be made by City Council, sitting in their legislative capacity.

3. 3D model is unsatisfactory.

While the Project is designed in accordance with Code and thus meets all required design requirements, the Developer believes these comments were due to an inadvertently unrendered 3-D model. This model was then used by staff to create the images shown at the DRC meeting. The Developer has updated the model to be fully rendered and has submitted new images of the same.

4. **More parking may be desirable.**

The Developer has worked with the owner of the Hollander Hotel to adjust the ratio of parking between the uses to allow for an additional 25 spaces to be allocated to the Project.

STADLER

DEVELOPMENT

Hollander Project / “The Pelican”

St. Petersburg, FL

November 2025 DRC Meeting

Stadler Development's Updates

Since September 3, 2025 DRC Meeting

In response to the discussion of Commissioners and the public in our previous DRC Meeting, we have made the following improvements:

1) Solicitation of Community Feedback – based on comment from Commission.

2) New Branding & Identity – to reflect the unique character of St. Pete.

3) New Renderings & Aerials with 3D Massing – to update with the correct massing model.

4) Addition of Artistic Screen on Parking Garage (south side) – in response to Commissioner feedback.

5) Recap of Tapering of Building Height – to demonstrate compatible height with the neighborhood.

6) Increased Parking Allocation – to reflect comments about the need for more parking (in excess of code).

Solicitation of Community Feedback

Stadler Development has reached out to the following key stakeholders to share the project and solicit input:

1) St. Pete Downtown Neighborhood Association
2) St. Pete Chamber of Commerce
3) St. Pete Downtown Partnership
4) St. Pete Historic Uptown Neighborhood Association
5) St. Pete Preserve the ‘Burg

Project Branding & Identity

- We have named the project “The Pelican”, which pays homage to the city’s coastal soul and its most iconic resident.
- The Pelican is a graceful symbol of balance, freedom, and effortless connection to the sea.
- The name evokes the calm elegance of life near the waterfront, blending sophistication with a sense of place that only St. Pete can offer.
- Like the pelican soaring over Tampa Bay, the building represents elevated living—majestic, timeless, and distinctly local.
- It’s a name that instantly grounds the project in the beauty and character of its surroundings while embodying the serene luxury of coastal Florida life.



Feedback from Commissioners re: Aerials

From September 3, 2025 DRC Meeting

Sarah Jane Vatleot
“The design professional didn’t do the owner any favors by putting that unrendered 3D model in the cityscape, that makes it even more offensive because it doesn’t have realistic materials, it doesn’t allow us to imagine it blending into the city, that makes it harder to look at.”

David Hugglestone
“I don’t think the architect did them any favors with the renderings.”

Joseph Griner
“The architect didn’t do them any big favors on the renderings.”

Michael Kiernan
“I have concerns, I’m not a fan of the architecture, the drawings do not help us at all, in many respects.”

We have addressed this issue and included fully rendered aerial views.

Previous Aerial with 3D Massing Model



Revised Aerial View with Proper Rendering (View from SW to NE)



Without artistic screening on garage (south side)

Updated Renderings (View from NE to SW)



Updated Renderings (View from NW to SE)



Updated Renderings (View from SW to NE)



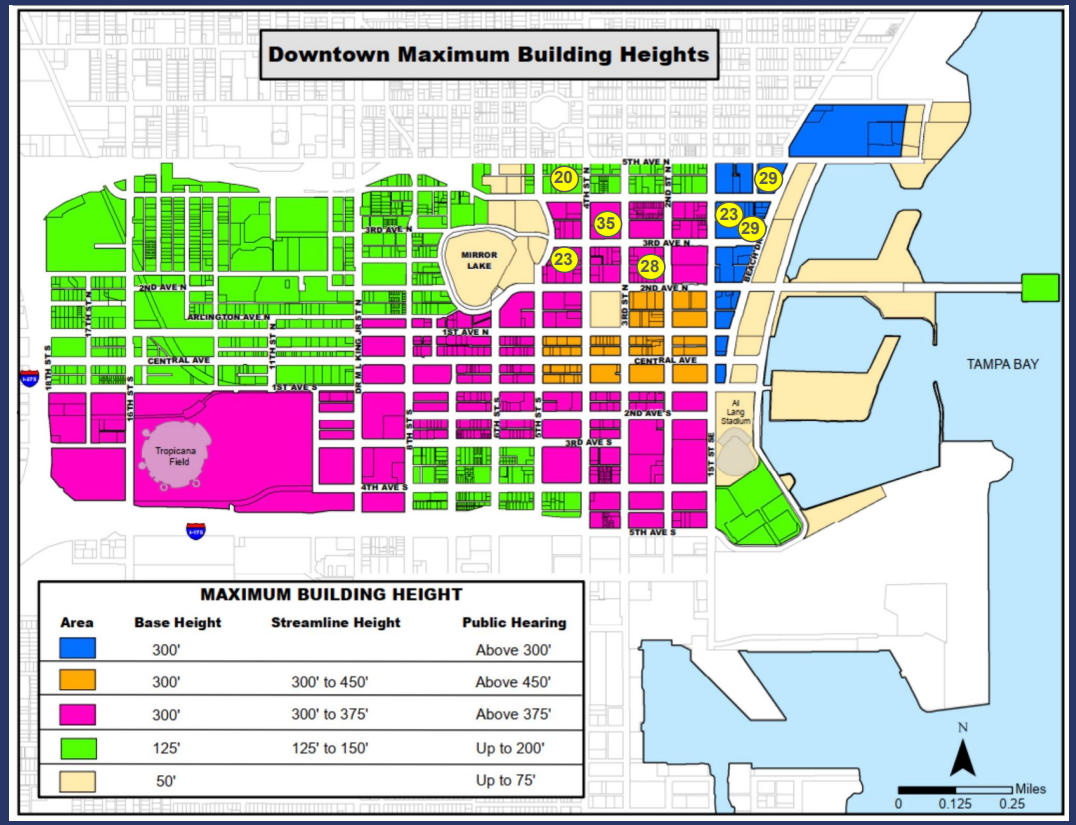
With artistic screening on garage (south side)

Updated Renderings (View from SE to NW)



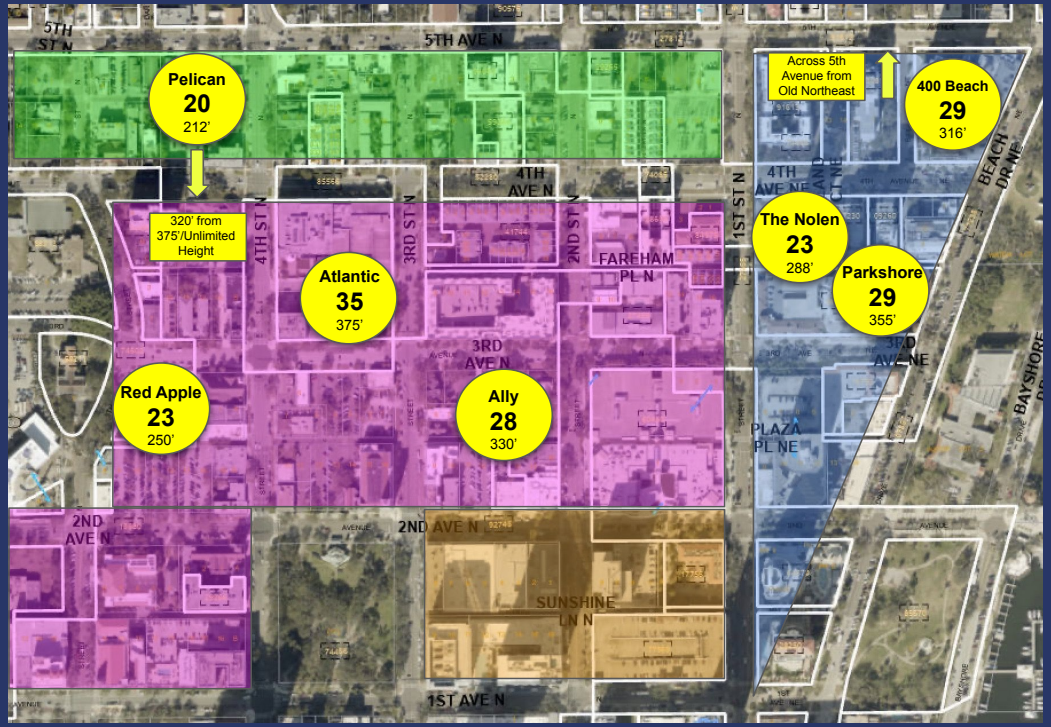
Tapering of Building Height

- The Max Building Height Map of Downtown St. Pete tapers as follows:
  - From South to North: From Orange (450’ +) to Purple (375 ’+) to Green (200’) with Public Hearing.
  - From East to West: From Blue (300’ +) to Green (200’) with Public Hearing.



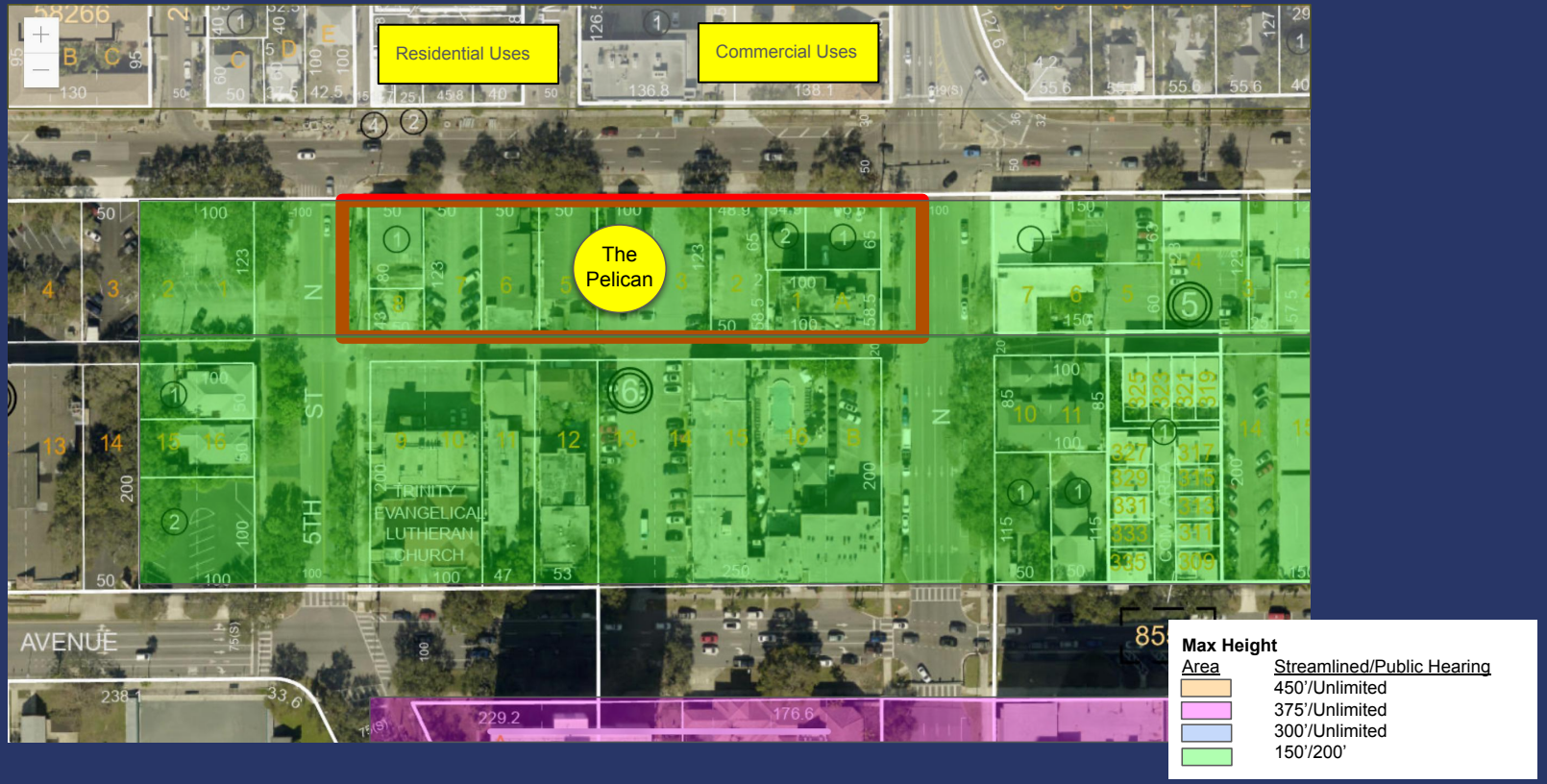
Tapering of Building Height

- The Pelican is across the street from a Purple Zone with 375'/Streamlined and Unlimited Height with Public Hearing.
- 400 Beach Drive is 29 stories and also on 5th Avenue overlooking Old Northeast.
- The Atlantic Group's project was approved for 35 stories in the contiguous block to the southeast of The Pelican.



Tapering of Building Height

- Stadler Development originally presented a lower twin tower concept at a pre-app meeting, but City Staff requested more height on the east end of the block, tapering down to smaller building on the west end, to be consistent with the neighborhood (commercial property is just north of The Pelican on the east end) and the Maximum Height Building Map, which tapers from east to west along 5th Avenue North.



Recently Approved High-Rise Buildings



Atlantic Companies

3rd Avenue N & 3rd Street N

(diagonally across the street from The Pelican)

- Streamline approved by Staff for 35 stories
- Appeal was filed
- Then approved by DRC on July 12, 2023

Type	**Apartment**
# of Stories	35
# of Units	348
# of Parking Spaces	277
Retail Sq Ft	2,203
Land Size	26,572
Architect	Alfonso Architects



Revised Parking Ratio

- Stadler Development originally presented a plan with 400 parking spaces dedicated to The Pelican and 85 to the Hollander Hotel.
- We have increased the spaces dedicated to The Pelican by 25 to 425 spaces.

	As Previously Discussed
485	Total Parking Spaces to be built
85	Allocated for Hollander
400	Total Parking Spaces Allocated to The Pelican
350	Total Residential Units
1.14	Residential Parking Ratio

	Revised
485	Total Parking Spaces to be built
60	Allocated for Hollander
425	Total Parking Spaces Allocated to The Pelican
350	Total Residential Units
1.21	Residential Parking Ratio

August 28, 2025

To: St. Petersburg Development Review Commission

Re: Application No. 25-31000007 - Stadler Development

Dear Commissioners:

The project proposed for the corner of 5th Ave. N. and 4th St. N. raises significant concerns, including its location within the St. Petersburg Downtown National Register Historic District as well as being within 200 feet of the Round Lake National Register District. At seven FAR, the intensity of this proposal is further increased by the inclusion of a parking garage having a significant number of parking spaces above those required by code.

The development will also result in the demolition of five contributing historic resources within the Downtown District that serve as naturally occurring affordable housing (NOAH). PTB suggests the loss of these NOAH units is an impact that can be directly considered under the "other impacts" referenced in criterion 14.

The proposed project's proximity to the city's most recently designated local landmark, Trinity Lutheran Church, as well as its height and scale relative to its surroundings also deserves careful review.

Notably, the COA submitted by the applicant is contradictory, stating, "there are no known…historic…sites on the property" but, also, "the structures on the property were designated as contributing to the national district." Both statements – there are no historic sites but, also, there *are* historic sites, cannot be simultaneously true. In fact, we believe this project proposes to demolish more contributing structures to the Downtown National Register District than any other previously approved development that we can recall.

Regarding the scale of the proposal, Commissioners should consider how the approval of this 200-foot-plus project, proposed within the midst of three National Register historic districts might alter the neighborhood's predominately low-rise character. Indeed, DC-2 zoning guidelines clearly state that, "heights in this district begin to taper down as development sites become less proximate to the core and transition to surrounding neighborhoods."

The City's Comprehensive Plan as well as its Land Development Regulations repeatedly single out the importance of historic resources, and Commissioners' review is *required* to weigh how projects like these comply with those directives.

The City's Comprehensive Plan defines "historic resource" as, "all areas, districts or sites containing properties listed on the Florida Master File, the National Register of Historic Places, or designated by the City as historically, architecturally, or archaeologically significant" and includes the goal of "protect[ing] and preserve[ing] historically and culturally significant buildings and structures."

(Continues)

Similarly, the City's LDRs repeatedly direct special attention to historic resources. For example:

Section 16.30.070.2.11: "In order to protect and preserve the City's historic resources, the City shall discourage the demolition of historic resources which are listed or eligible for listing on the NRHP or the St. Petersburg Register of Historic Places."

Objective LU26 within the Comprehensive Plan's "Future Land Use Element": "the City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure..."

16.02 Comprehensive Plan: "Appropriately develop, utilize, and protect natural and historic resources."

Finally, we question whether the applicant has lived up to the intent of the public participation requirements as outlined in section 16.70.040.1.F. PTB's only interaction with the developer has been at a meeting we initiated, and we are not aware of the applicant having met with any other community groups.

Despite the impacts outlined above and within the staff report, there appears to be little in the way of actions to offset these concerns. The report from the city's Historic Preservation office concludes that the application is inconsistent with site plan review "criterion 14" and notes that the buildings to be demolished include 74 naturally occurring affordable housing (NOAH) units but does not otherwise reference how to address this adverse impact.

If the project is to be approved, PTB urges the Commission to require the applicant to utilize the historic TDR FAR bonus for any bonus the specific determination of which is left to the applicant. Unfortunately, the applicant is currently only committing to using 0.5 FAR historic TDR bonus. We further suggest the Commission consider options of onsite reuse of existing historic resources and the potential relocation of existing historic resources to offset the historic resource impacts.

It is important to note that the applicant is not entitled to approval as a matter of right. We trust the Commission will carefully consider how the approval of this project will permanently alter its surrounding neighborhood, its location within a National Register Historic District and its impact on neighboring historic resources, how it accomplishes the goals and directives of the Comprehensive Plan and Land Development Regulations outlined above, and, if approved, what might be done to offset the loss of historic resources.

Sincerely,

Manny Leto

/S/

Executive Director

Kayla J. Eger

From: Karen Ohara <ohara3355@gmail.com>
Sent: Saturday, July 12, 2025 11:23 AM
To: DRC

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 I'm writing this letter of concern to voice my opinion about demolishing houses to build a giant hotel next to the Hollander hotel.
I have lived in the downtown area for over 30 years I have watched some good changes and some not so good changes I do not believe that we need to build any more high-rise hotels we have taken away from our downtown area and change the whole historic look so my vote would be no do not allow these changes to happen I cannot make it to the meeting on Wednesday so I am voicing my opinion and email thank you for your attention in this matter

Karen O'Hara
727-686-3355
2701 13th avenue North St Petersburg Florida 33713
OHara 3355@gmail.com

Kayla J. Eger

From: Virginia Anonia Muehlendyck <outlook_51BEF98149836853@outlook.com> on behalf of Virginia Anonia Muehlendyck <virgmueh@gmail.com>
Sent: Saturday, July 12, 2025 4:20 PM
To: DRC
Subject: No more high rises in downtown 25-31000007

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.

Stop destroying what makes St. Petersburg unique. The downtown Central Avenue with all the new condos is hideous.

Kayla J. Eger

From: Regina Productions <fredregina@yahoo.com>
Sent: Saturday, July 12, 2025 4:38 PM
To: DRC
Subject: File #25-31000007

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.

Please stop this from being approved!

Fred Regina st Petersburg resident

Sent from Yahoo Mail for iPhone

Kayla J. Eger

From: popupmail@gmail.com
Sent: Monday, July 14, 2025 11:55 AM
To: DRC
Subject: Moratorium on more high rise buildings DTSP

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.

Dear City Council & Development,

I want to express my concerns regarding yet another high rise condo building to be built in downtown St. Pete. It is enough already! We are destroying the lovely town, that so many of us love. We are losing so much, by tearing down our older, charming, smaller buildings to replace them with skyscrapers. Small parking lots are made into high rises; ridiculous. At present, I know many folks who are unable to sell their high-priced condos downtown. Why do we need to build more? Let's preserve the wonderful mix of buildings, that is quickly disappearing before our eyes. We will no longer be the arty community that we taut. It is very sad to see.

I wonder how much research has been done to look at the capacity that we have downtown for water, electric, medical care. I am afraid that we are building for more than we can deliver. Hospitals and medical offices are already full, and people will die without enough qualified doctors, and other staff. The downtown community demographics are older, and we do not have sufficient cardiologists, etc. to service this population. Traffic is now a problem, when it never was in the past.

I encourage you to say "no" to yet another high end building. Let's preserve the mix that we have. Affordable housing may be needed, but no more expensive buildings. A few large buildings are set to open soon; it is enough! The developers have gotten too greedy. Please put an end to the destruction of DTSP.

Bonnie Hechtkopf
Chair
Kobie Marketing, Inc.

Sent from my iPhone

Sent from my iPhone

Kayla J. Eger

From: rk ruthkinsey.com <rk@ruthkinsey.com>
Sent: Monday, July 14, 2025 2:19 PM
To: DRC
Subject: Stadler development

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.

I strongly oppose the proposed apt. development on 4th & 5th. St. Pete does NOT need more new apt. units and the impact in this area, close to Trinity Lutheran Church would be huge.

Kayla J. Eger

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Wednesday, July 9, 2025 4:19 PM
To: DRC
Subject: Re: Case No. 25-31000007

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.

C

Carlos Flores <cfloresagency@gmail.com> Mon, Jun 23, 7:40 PM
to DRC

To whom it may concern,

Today we went to City Hall to witness the hearing for Case No. 25-31000007. Unfortunately, we arrived only to find out it had been rescheduled for a later date. Is there any way we could be better informed/updated of such changes and given more timely notification of the new hearing time/date for Case No. 25-31000007 ? Any assistance you may be able with this would be greatly appreciated.

Regards.
Round Lake Duplex, LLC

On Wed, Jun 25, 2025 at 3:01 PM DRC <DRC@stpete.org> wrote:

> Good afternoon,
>
> Please see the attached requested document.
>
> Thank you,
>
> - **DRC**

st.petersburg
www.stpete.org

WE ARE ST. PETE

Please note all emails are subject to public records law.

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Monday, June 23, 2025 7:40 PM
To: DRC <DRC@stpete.org>
Subject: Case No. 25-31000007

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.

To whom it may concern,

We have received notification in the mail that development plans for the properties adjacent to ours have been submitted to the City of Saint Petersburg - Case No. 25-31000007. We would like to request copies of the site plan and application be sent to us. Also, our primary concern as of now, without more detailed information on the new project, is how parking would be affected for the tenets at our property. Parking is already an issue in this area as street parking is the only means of parking in this area. Any information you could provide about this would also be greatly appreciated.

Regards.

Round Lake Duplex, LLC

Kayla J. Eger

From: Jeannette Williams <jvmwilliams@gmail.com>
Sent: Saturday, July 12, 2025 7:46 AM
To: DRC
Subject: A site plan construction

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.

I DISAPPROVE THIS REQUEST!!

I DISAPPROVE: REQUEST Approval of a site plan to construct a 21-story building with 370-dwelling units, including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.
Sent from my iPhone

From: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Date: Monday, July 7, 2025 at 8:35 AM
To: 'William Herrmann' <wlherrmann@gmail.com>, DRC <DRC@stpete.org>, Derek Kilborn <Derek.Kilborn@stpete.org>, Gina L. Driscoll <Gina.Driscoll@stpete.org>
Subject: RE: Request to Table Case 25-31000007
Bill,

This case will be going to the August hearing. Staff did notice that DNA was not notified, and new notice will need to be sent out. The report was not uploaded to the City website. A report has been prepared by the historic preservation team and will be included with the staff report.

Corey Malyszka, AICP
Zoning Official, Planning & Development Services Department
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
O: 727-892-5453
E: corey.malyszka@stpete.org
WE ARE ST. PETE

From: William Herrmann <wlherrmann@gmail.com>
Sent: Saturday, July 5, 2025 5:25 PM
To: DRC <DRC@stpete.org>; Corey D. Malyszka <Corey.Malyszka@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Gina L. Driscoll <Gina.Driscoll@stpete.org>
Subject: Request to Table Case 25-31000007

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.

Greetings!

The purpose of this email is to request a tabling of case 25-31000007.

This request is based on the following:

1. Failure to provide Staff Report for Public review: As shown on the attached PDF-print of the City's website, the staff report is not available for public review.
2.
3. Failure to provide report from Historic Preservation team: The fact that contributing structures are being demolished makes this report even more important.

4.
5. (Apparent) Failure to provide public notice: SPDNA is my current source of information for developments. It does not appear they received a copy of the notice as not notice was sent to members, nor was one posted to their website. It is extraordinarily odd that neither St. Pete Catalyst or St. Pete Rising has had an article regarding the project. This is truly a 'stealth' development.
6.
7. The DRC Agenda webpage is not ADA compliant: As shown in the PDF, the webpage is unusable. Anyone needing even minor sight correction lenses (reading glasses), cannot find information on this page. Given the resources available to the city, it is exceedingly difficult to believe that a competent webpage designer could not present the information in a readable format.

To allow adequate time to review the report, I am requesting that the item be tabled at the July DRC meeting. Further, I am requesting a copy of both the staff report and a copy of the digital model of the proposed project.

Please advise if it is your intent to table this item, and I will skip attending DRC.

Thank you for you timely attention to this matter.

Bill Herrmann
130 4Th Avenue North 514
St Petersburg, FL

Kayla J. Eger

From: Alex Kaufman <kaufman.alexander@gmail.com>
Sent: Thursday, July 3, 2025 3:08 PM
To: DRC
Cc: Gina L. Driscoll
Subject: JULY 9TH HEARING - 4th St / 5th Ave

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.

Alex Kaufman, 940 Granville Ct N, St Pete, 33701

Hello-

I am writing in opposition to the proposal for the 4th St / 5th Ave 21story hotel project set to be heard on July 9th, which I unfortunately cannot attend.

My opposition is related to how out of place this scale of construction is for the area. My main focus is the surrounding neighborhood, historic shuffleboard courts, and concerns with construction taking place and affecting the roads and sidewalks used by residents (including myself).

This parcel is right on the fringe of Historic Uptown, but is located within a beloved area including Little Round Lake, the Coliseum, and the Shuffleboard Courts. I believe this building is way too large (height wise) and will negatively impact the appeal and charm of this historic area. The style of the building adds nothing of note to the area and I personally find it completely uninspired and lacking in soul. I further believe the approval of this change will allow more and more towering monstrosities to be built in the area, encouraging the tearing down of the charm and appeal of the area in strict search of higher profits for the builders and owners with no regards for what has made the area valuable in the first place. I look at other projects along this road and area and there really isn't an appropriate 21 story comparison. This location is not in the heart of downtown, it is on the outskirts, therefore I believe it is fair to expect smaller construction more akin to the height of the Hollander / other condos / etc along this road before beach drive.

Also, as an aside, time and time again these projects are also proving to be major inconveniences for the entire life of their construction that hurts small businesses and residents. The construction often overflows into the adjacent sidewalks/roads for extended periods of times, hurting local business and being eyesores for years for projects that, at the end of the day, do not benefit the community in meaningful ways aside from tax revenue I guess. The most notable example I have is the never-ending project on 1st Ave N / MLK, with multiple extended road closures to Baum Avenue (important parking for many local Central Ave Businesses), the fencing off of the entire sidewalk for the block as well as now encroaching onto the Sunrunner lane. As of this week, the fencing and cones are starting to impede into the actual traffic lanes. If you weren't looking for it, Engine 9 is completely invisible and covered in construction tape / safety cones. I find the whole situation an unbelievable slap in the face to the residents and soul of this city I have loved for the last 15 years. It is disappointing to see money suck the soul out of here just like where I moved from, Ft Lauderdale.

While I am in support of sensible redevelopment, I cannot support this project's overall goals and use and believe a more scaled-down version of the project would be appropriate for this particular parcel. I implore the committee to stand firm on trying to at least maintain some modicum of sensibility, place, and feel for what should be a special little city.

-Alex Kaufman

940 Granville Ct N, St Pete, 33701

Kayla J. Eger

From: Jo-An Thomas <jthomas@cmdigroup.com>
Sent: Tuesday, July 8, 2025 5:33 PM
To: DRC
Subject: file# 25-31000007

Importance: High

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.

This project is not appropriate in many ways. Traffic, noise, banquet and meeting congestion added to hotel guest automobiles, parking issues, water issues, and quality of life issues, This area is a NEIGHBORHOOD. This should IN NO WAY be approved.

Jo-An Thoma
1620 10th St. N,
St. Petersburg, FL 33704
617-921-6880-Cell
www.Jo-AnFrancesArt.com

Kayla J. Eger

From: Lance Shook <lance@floridawine.com>
Sent: Tuesday, July 8, 2025 11:10 AM
To: DRC
Subject: 21-story hotel with 370 small rooms and a 485-space parking garage

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.

This email is being sent to oppose the demolition of 5 houses to build a 21-story hotel with 370 small rooms and a 485-space parking garage. This will tower over the historic uptown neighborhood. This project will be a nightmare for traffic on this already hard to cross one-way road. We have had enough construction in this city. Fix the water and sewer issues before we allow new giant buildings. Thank you!

Lance Shook, MBA
Executive Vice President
Florida Orange Groves, Inc. & Winery
1500 Pasadena Avenue South
St. Petersburg, Florida 33707
Phone (727) 347*4025
Fax (727) 347*1404
Lance@floridawine.com

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Kayla J. Eger

From: Monica Kivi <monicakivicat@gmail.com>
Sent: Sunday, July 6, 2025 8:01 PM
To: DRC
Subject: Opposition to variance | file# 25-31000007

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.

As a long-term resident of St. Petersburg, residing within the historic Uptown neighborhood, I am writing to formally express my opposition to the proposed height variance outlined in file 25-31000007, pertaining to the properties situated at 434, 432, 442, 450, and 466 5th Ave N.

Moreover, the prevailing sentiment within our neighborhood forum indicates a strong disapproval of this proposal.

The proposed project's scale is deemed excessive and incongruous with the existing character of 5th Ave North, particularly in its proximity to a residential neighborhood. The community's preference is to maintain the current scale and density of development.

Consequently, I respectfully request that the variance application be denied.

Thank you,
Monica Kivi
Uptown Resident

Kayla J. Eger

From: john potts <postalpotts@yahoo.com>
Sent: Sunday, July 6, 2025 11:25 AM
To: DRC
Subject: File # 25-31000007

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.

To whom it may concern:

This is a formal "LETTER OF OPPOSITION" for the above mentioned file #.

This is more unnecessary building in an already highly dense area of historic buildings with a unsupported infrastructure. There are so many townhomes and apartments all over the city that are not occupied now. Many ranging from 800K and up. St. Pete does not need more development to impact the quality of life in what was once a beautiful city. Not just the infrastructure but the traffic, parking, run-off and flooding.

We don't have a "housing crisis" we have an "affordability crisis" and building more isn't the answer.

We will all pay in taxes for years, to redo, undo or support infrastructure changes due to this recent (last 5-8 years) unchecked building.

The city has been aware through direct contact and/or many social media outlets, that this IS NOT what the tax payers want and many of these tax payers do not understand that they have a voice other than voting out the politicians that have caused this crisis.

You have an obligation to listen to your people.

This is my personal letter of opposition to the development at 466 5th Ave. North; File #25-31000007

Kayla J. Eger

From: Erica Hoffman <ericahoffman7@gmail.com>
Sent: Saturday, July 5, 2025 6:29 PM
To: DRC
Subject: I reject the new hotel proposal

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.

To whom it may concern,

I've lived in St. Pete my whole life and am saddened with the over development occurring in our once beautiful town. I don't think we need another high story building, and definitely a high rise hotel located at 4th St and 5th Ave. What we do need is affordable housing, because there are people like me who love this city but can't afford to live here. I'm on a teacher's salary, giving back to our community. Leave the greed for Tampa.

Thank you,
Erica Hoffman

Kayla J. Eger

From: Elvier <elvier.yemaya16@gmail.com>
Sent: Saturday, July 5, 2025 12:36 PM
To: DRC
Subject: No demolishing , no high rise in 4th Avenue N/ 5th Street North

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.

Please do not give permission to demolish 5 houses in order to build a 21 story hotel.
This is such a precious, quaint part of the city and needs to be preserved.
Too much destruction is going on already. Please halt the execution of this plan.
Thank you for your attention.
Elvier Yemaya
Sent from my iPhone

Kayla J. Eger

From: Bridget Stanton <brosestanton@gmail.com>
Sent: Saturday, July 5, 2025 12:35 PM
To: DRC
Subject: Denying appeal for hotel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Bridget Stanton and I live in historic Roser Park. I'm writing in due to my absence this Wednesday for the notice of taking down houses in uptown for the construction of a new hotel.

Best,

Bridget

Kayla J. Eger

From: Margo Evancho <mevancho1@gmail.com>
Sent: Saturday, July 5, 2025 12:04 PM
To: DRC
Subject: Please stop the building of apartments

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.

4th and 5th Avenue and mannnnnnnyyy others in the city. Native St Petersburgian 56 years..Never left ..Grew up on the pink streets now live near 62nd Area north.

Concrete jungle- Lets fix what is needed 1st -infrastructure, roads, water systems, crime, insurance, reduced electric and water bills...etc.

Kayla J. Eger

From: Sue Anderson <smanderson1219@gmail.com>
Sent: Saturday, July 5, 2025 11:06 AM
To: DRC
Subject: NO TO to demolish 5 houses in St. Petersburg - 4th St and 5th St N.

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.

I'm a strongly opposed to this plan to demolish these homes A 21 foot story, hotel, and parking garage!!! I would be attending the meeting on Wednesday, 5/9/25, however... I have just had major foot surgery and I am unable to put any pressure on it for seven weeks as non-weight-bearing!!

Please take my concerns for this demolishing the five homes under consideration!

I appreciate your help to not have this approved.

A dedicated St Petersburg Resident for 25 1/2 years!!

Sue Anderson
(727) 735- 3212
3110 13th St., North
St Petersburg 33704

Get Outlook for iOS

Kayla J. Eger

From: Corie <corilint@gmail.com>
Sent: Friday, July 4, 2025 4:01 PM
To: DRC; Gina L. Driscoll
Subject: Uptown hotel plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live across the street from the site of the proposed 21-story hotel at 4th Street and 5th Avenue, and I'm writing to express my strong opposition.

This project is completely out of scale for our neighborhood and would have serious negative impacts on residents. My concerns include:

- Zoning & Scale: The proposed height is double the zoning allowance and twice as tall as any nearby building.
- Loss of Light & View: It would block my view of the sky and drastically change the feel of the block.
- Traffic & Safety: More cars in a dense area with narrow one-way streets increases the risk of accidents and endangers pedestrians and cyclists. I am passionate about having the ability to walk and bike in my area as much as possible, for my health, connection to the community, and environmental impact.
- Noise & Disruption: Construction and hotel traffic will permanently disrupt the quiet, residential nature of the neighborhood.
- Local Businesses: Nearby small businesses such as Flatbread and Butter and Uptown Eats are already busy and part of what makes this area special—this could overwhelm or displace them.
- Rising Costs: Developments like this drive up rents and make it harder for long-time residents and businesses to stay. I have seen this happen consistently since I moved to Saint Pete in 2015, when my rent was around $600 for a small Crescent Lake apartment. I now pay more than double this in rent and owning a home feels even more out of reach.
- Precedent: Approving something this out of scale sets a dangerous precedent for future development both in our neighborhood and other historic neighborhoods that make St. Pete feel like home.

Please oppose this project and advocate for development that respects our zoning rules, scale, and neighborhood character.

Cori Lint

From: Chet Rosa
To: DRC
Cc: chris@stadlerdev.com
Subject: Probable Phishing:Support for the pelican, case #31000007
Date: Tuesday, November 18, 2025 2:55:59 PM

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.

I support Sadler developments project at 400 5th Ave north (the pelican) and believe height and architectural character are comparable with the neighborhood. I believe this project should be bold and project some WOW to this main entry/exit of our beautiful city. Hopefully you will approve this project soon to enhance our downtown and neighborhood. Chester Rosa 448 9th Ave N. (and 432 9th Ave N). St Petersburg , Fl. 33701

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

(Registration available only for Applications, or for Appeals in which Appellant is the Owner/Applicant)

Contact Information

Name	Preserve the 'Burg – Manny Leto, Executive Director
Street Address	2219 6th Ave. S.
City ST ZIP Code	St. Petersburg 33712
Telephone	727 463 4612
Email Address	pbranumbelmont@gmail.com
Signature	/s/ manny leto Date 10/22/25

Date of Hearing

Date of Hearing	November 5

Case No.

Case No.	25-31000007

Case Address

Case Address	4th St & 5th Ave. N.

Special Requirements

Information on Procedures for Hearing

1) Staff, applicant, and, registered opponent (if applicable) 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 Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, kayla.eger@stpete.org, at least one week prior to the scheduled public hearing.

From: William Herrmann <wlherrmann@gmail.com>
Date: Friday, July 25, 2025 at 7:59 AM
To: Adriana P. Shaw <adriana.shaw@stpete.org>
Subject: Questions Regarding Hollander Project

Good Morning,

Let me begin with, as much as I hate tall buildings on 5th Ave N, the developer is within his legally limited asks and has taken reasonable steps to make the structure compatible. While I could argue overall compatibility, previous DRC arguments based solely on that factor usually don't do well.

That said, listed below are several concerns, followed by some background for each concern:

1. Loss of parking for Avalon Inn: 432 5th Avenue North has been owned by 'Hideaway Hills MHP, LLC' since June 27, 2013. That same entity owns the Avalon located at 453 and 443 4th Avenue North. The Avalon Hotel is currently part of the Hollander Hotel complex. The Hollander complex sometimes uses 432 5th Av N for parking during peak periods. With the potential loss of the parking at 432, where will guests at the hotel park? This leaves the Avalon with zero off-street parking spaces. Can this project legally go forward as is? At a minimum, the staff report should note the loss of parking for the Avalon and Hollander Hotel Complex.
2.
3. Light pollution: It is unclear if there will be screening to avoid nighttime light pollution from the parking garage. Please confirm there will be light screening.
4.
5. First floor pedestrian engagement: There appears to be inadequate retail on the first floor. While I recognize this particular block has marginal foot traffic, the absence of pedestrian-engaging retail will make the block even more unappealing.
6.
7. Traffic on 5th Ave N: While staff has provided reasoning why a traffic report is not needed, their logic appears to be flawed. Staff cites a 2023 traffic study. Since that time, both significant development projects have come on-line, and as documented in Google Earth, that area of 5th Ave N was reduced from 3 traffic lanes to 2. The reduction in lanes has concentrated traffic and has continues to create driver

confusion for our visitors. As a regular user of 5th Ave N, I can attest to the both increase in traffic and driver confusion entering I-375.

8.

9. While it is unclear how far upstream of the interstate system USDOT has review authority but adding significant traffic onto a 2-lane roadway, less than 600' from the I-375/5th Ave N split is illogical. At a minimum, 5th Ave N should be restored to 3 lanes, 1 lane to I-375, 1 land split and 1 lane to 5th Ave N. Further a sensor-driven traffic light, and a "No Left on Red" sign should be considered to regulate from 5th St

Please advise what can be done to mitigate these concerns.

Thank you for your review of these issues, please advise what can be done to mitigate them.

Bill

Bill Herrmann

130 4Th Avenue North 514

St Petersburg, FL

954-803-6838

From: Frank Baptie
To: DRC
Subject: case #25-31000007
Date: Tuesday, December 23, 2025 10:32:00 AM

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Good day,

case #25-31000007

From what I have heard, this development does not fit in with the gradual transition between High Rises and Neighborhoods.

I think that is part of a good plan for transitions.

Please consider that when ruling on this development.

Thank you,
Frank Baptie

Date: December 18, 2025

To: City of St. Petersburg Development Review Commission

Re: Case No. 25-31000007 (Stadler Development)

Dear Members of the Commission,

I am writing to formally support the proposed 21-story mixed-use project at 400 5th Avenue North. As a 44-year resident and a property owner of a similarly situated block on 5th Avenue, I believe this project is a vital test of the integrity of our Land Development Regulations (LDRs).

1. Respecting the DC-2 Designation - The subject property is zoned DC-2, a district explicitly intended for high-intensity development. The LDRs were written with the foresight to allow a 7.0 FAR and heights of 200 feet in this specific corridor. Mr. Stadler is not seeking a radical rezoning; he is proposing a project that aligns perfectly with the City's established LDRs.

2. The Danger of "Present-Day" Bias - I understand there are concerns regarding the project's scale relative to the smaller, older structures across the street. However, as the Commission knows, the LDRs are a roadmap for the *future* of St. Petersburg; they are not intended to freeze its past state at the expense of growth.

- The buildings currently across the street are under-utilized relative to their modern zoning potential.
- If we limit new construction based on the height of existing older buildings, we create a "planning freeze" that renders the DC-2 designation meaningless.
- As an owner of a "mirror image" block nearby, I can confirm that my own single-story holdings are only temporary. The logic of the code dictates that eventually, my block and others should—and will—rise to meet the highest and best uses Stadler is pioneering today.

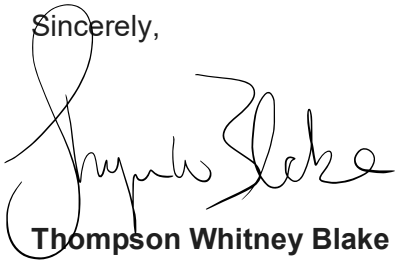
3. Economic and Social Impact - For decades, this specific corner has been a pocket of blight and criminal activity. While "cleaning up a corner" is not a zoning requirement, the high-intensity residential use proposed here provides the "eyes on the street" and pedestrian activity necessary to transform this corridor.

4. Consistency with Recent Successes - We have already seen that allowing height in transition zones works. Projects like Reflection and the developments near Mirror Lake proved that high-density projects can coexist with historic assets while actually driving the investment needed for preservation elsewhere.

The drafters of our LDRs created a brilliant "step-down" system. Fifth Avenue North is the designated line for this transition. By approving this project at its proposed scale, the Commission is upholding the promise of the code: that if a developer plays by the rules and invests in the City's vision, the City will support that vision.

I strongly urge you to approve the site plan and the requested FAR bonuses.

Sincerely,



Thompson Whitney Blake

25-31000007

From: Kim Capen Buchholz
To: DRC
Cc: CHRIS@stadlerdev.com
Subject: SUPPORT FOR THE PELICAN, CASE @310000007
Date: Sunday, November 2, 2025 9:29:24 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

I am writing today in support of The Pelican development project.

I am a big proponent of striking the prudent and wise balance between preservation, both of specific structures and of the character of neighborhoods and cities. And, in not allowing neighborhoods or cities to become stagnant or blighted.

I believe the area of this proposed project will be well served by this development. The proposed redevelopment is one of the first things people see when coming to our city, and the current structures are not reflective of the vibrance and spirit of our town. The proposed development will be, and it will add significantly to rental housing options and bring commerce and access to shops and services in this area of town for the existing residents.

I support the approval of this development.

Thank you for your consideration.

Kim Capen Buchholz

Kim Capen Buchholz
Florida Licensed Real Estate Broker Associate #BK3454601
Realty One Group - Sunshine
100 2nd Ave S., Suite 1200
St. Petersburg, FL 33701
kimcapenbuchholz@icloud.com
(727) 613-6763 - Tampa Bay
(352) 474-9911 - North Florida

From: Jake Corfield
To: DRC
Cc: Ryan Ackerman
Subject: Request to Deny Height Ordinance for Proposed 5th Ave N Development
Date: Saturday, December 27, 2025 8:06:33 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Development Review Commission Members,

My name is Jake Corfield, and my partner, Ryan Ackerman, and I are homeowners in the Uptown neighborhood of St. Petersburg. I am writing to formally request that the City deny the height ordinance request for the proposed 21-story apartment development on 5th Avenue North.

As Uptown residents and property owners, we support thoughtful growth and increased housing density in appropriate areas. However, this proposal raises serious concerns related to scale, historic compatibility, infrastructure strain, and long-term neighborhood impacts that, taken together, warrant rejection in its current form.

Primary concerns include:

1. **Incompatibility with Historic Context**
The proposed tower is located within and adjacent to the Downtown St. Petersburg National Register Historic District and near established historic structures and neighborhoods. A 21-story building—over **200 feet tall**—is dramatically out of scale with surrounding 1- and 2-story historic buildings and undermines the architectural character the City has committed to preserving.

2. **Excessive Height and Massing**
The height and block-wide mass of this development would fundamentally alter the streetscape of 5th Avenue North. Even with setbacks or step-backs, the sheer scale creates an imposing presence that is inconsistent with the existing urban fabric and pedestrian experience.

3. **Loss of Naturally Occurring Affordable Housing**
The project requires demolition of multiple older residential buildings that currently provide relatively affordable rental housing. Replacing these units with hundreds of luxury apartments represents a net loss of attainable housing for long-term residents and contributes to displacement pressures in surrounding neighborhoods.

4. **Precedent for Future Overdevelopment**
Granting a height variance of this magnitude sets a precedent that threatens adjacent neighborhoods. Once approved, similar requests will become harder to deny, accelerating incompatible development beyond the downtown core and eroding neighborhood stability.

5. **Infrastructure and Quality-of-Life Impacts**
A development of this scale introduces significant concerns related to traffic congestion, parking overflow, utility demand, and strain on local services. These impacts extend well beyond the project site and disproportionately affect nearby residential neighborhoods like

Uptown.

6. **Inadequate Transparency and Visualization**
Initial materials released by the developer did not provide clear, street-level visualizations of the building's impact. Residents have been forced to rely on unofficial renderings to understand how dramatically this structure would dominate the block and surrounding streets.

In summary, while we recognize the need for additional housing, this proposal represents overreach in height and scale for this location. We respectfully ask the City to reject the requested height ordinance and require a development that better aligns with adopted planning goals, historic preservation principles, and the character of Uptown and adjacent neighborhoods.

Thank you for your time, consideration, and service to our community.

Sincerely,
Jake Corfield
Uptown Homeowner
St. Petersburg, FL

From: burst@emailmeform.com on behalf of Ms. Elizabeth Corwin
To: info@preservetheburg.org; DRC; City.Clerk; Kayla J. Eger
Subject: Public comments regarding case #25-31000007 the "Pelican."
Date: Tuesday, December 30, 2025 1:51:27 PM

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.

My Name*:	Ms. Elizabeth Corwin
My Address:	2521C W Maryland Ave Tampa, FL 33629-6203
My Email*:	eacorwin99@yahoo.com
My Public Comments *:	Commissioners: I live in Tampa, but spend a lot of time in St. Pete because of its wonderful vibe. I urge you to deny the proposed development in the 400 block of 5th Ave. N., referred to as the Pelican. Don't be Tampa. Don't sacrifice St. Pete's character in the name of development. Sincerely, Elizabeth Corwin

From: Ryan Flanery
To: DRC
Subject: Support for the Pelican #31000007
Date: Tuesday, November 4, 2025 12:29:49 PM

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.

Dear Development Review Commission,

My name is Ryan Flanery, a resident of the Historic Uptown neighborhood, and I am writing to express my strong support for Stadler Development's Pelican project at 400 5th Avenue North.

I believe the proposed height and architectural character are entirely compatible with the surrounding neighborhood, and the project represents the kind of thoughtful, forward-looking development that continues to make St. Petersburg an exceptional place to live and work.

The Pelican will make a bold and positive statement at the northern gateway to our vibrant downtown, enhancing the city's skyline and welcoming residents and visitors alike.

I respectfully urge the Commission to approve this project and allow it to move forward for the benefit of our community.

Thank you for your time and consideration.

Sincerely,

Ryan Flanery

622 8th Street North

St. Petersburg, FL 33701

ryanflanery@gmail.com

Ryan D. Flanery, M.U.P., LEED® AP
ryan.flanery@gmail.com
727-510-9588
http://www.linkedin.com/in/ryandflanery

From: Carlos Flores
To: DRC
Subject: Support for the Pelican, Case #31000007
Date: Friday, December 19, 2025 12:31:11 PM

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.

Members of the DRC,

I am writing as the manager and owner of the multifamily residential property located directly across the street at 437 5th Avenue North, Saint Petersburg, FL 33701, from the proposed Stadler Development residential project at 400 5th Avenue North. My partners and I are writing to express our strong support for the project and look forward to its ultimate approval and completion.

It is our understanding that the main impediment to approval of the project is concern about its height. However, we also believe that the existing and significant multi-lane separators of 5th Avenue North, 4th Street North, and the I-375 traffic artery, group it with, and keep it consistent with, the existing character and elevations of the downtown skyline rather than the surrounding residential neighborhoods and properties, such as ours, located on the north side of 5th Avenue North.

When we first relocated to the Saint Petersburg area over 20 years ago, we specifically remember the pockets of blight, neglect, and struggle that permeated some downtown Saint Petersburg areas. We think it can be fairly argued that most of the existing properties on the proposed project's location fit into this category. It can also be argued that our current property also fits into this category. However, we purchased our property because we fell in love with the charm, diversity, and vibrancy of the downtown area. Currently, we are working to renovate, improve, and add to the tapestry of our downtown neighborhood. We feel the Pelican Project also works to fulfill this desire in a much more thoughtful, immediate, and impactful way.

When trying to imagine the true impact of the Pelican Project, we look beyond its enhancing addition to the city's skyline, and we see the hundreds of new residents it will bring with a myriad of backgrounds, dreams, opinions, ideas, and voices that will add a rich diversity and vitality of our local neighborhood and the city in general. With that shared vision and purpose, we ask for your assistance and approval in turning this aspiration into a reality.

Regards,
Carlos Flores, Managing Member
Round Lake Duplex LLC
437 5th Ave North
Saint Petersburg, FL 33701

From: Lisa Henry
To: DRC
Subject: Case# 25-31000007 Hollander proposed expansion- STOP IT!
Date: Wednesday, December 24, 2025 10:01:46 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Hollander Hotel along with developers are requesting to construct a 21-story apartment building, including 370 units and a 485-space parking garage, at 4th Street and 5th Avenue N. This project would occupy an ENTIRE city block. The proposed height and density are double what the property is currently zoned for, and significantly taller than any other building in the vicinity.

Enough is enough! All these new high rises and added HIGH DOLLAR properties are forever ruining out city! What was once so great about St. Pete is quickly becoming a thing of the past. Our streets are overcrowded, traffic is horrendous, you can't find a place to park downtown anymore, water and sewer bills are through the roof (why do I need to pay for all this building?! If you allow developers to build, they should be footing the bill for new water treatment plants that can handle the load- and more people means more garbage, more pavement, more stormwater contaminated runoff in our bay!) You are allowing our city to be ruined with all this development. You need to stop allowing all this growth. Its just greed. The very reason people want to live here is being destroyed by over development.

Lisa Henry, CPP, SHRM-CP
Director of Payroll Tax | Lyons HR, LLC, now OneDigital Resourcing Edge
LYONS HR | ONEDIGITAL
256-208-5510 | St. Petersburg, FL
Lyons HR, LLC has now joined OneDigital Resourcing Edge. Read more.

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25-31000007

From: Kaye Jancaitis
To: DRC
Subject: Redevelopment in downtown St Petersburg
Date: Thursday, October 30, 2025 6:33:20 PM

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I would like to submit my thoughts and feelings toward the new project wanting to be built downtown. I have lived here since 1949 as a very young girl but I grew up appreciating and loving the quaintness of our town. As I grew up I always read where our city council and sometimes, the mayor were in total agreement to keeping our city quaint. We do welcome our “snowbirds” but they aren’t the problem. I blame the developers that have come into our city from all over the US and have no clue to what the citizens want and how our downtown has always been a welcome area. To develop anymore than has been done would make our city become metropolis and we don’t want that at any time.
Please reconsider any plans to make buildings(any, commercial or living) any taller than our by-laws allow. I always felt the Bay Front Towers was too high but that isn’t the case anymore.
Thank you.
Kaye Jancaitis, long time resident

Sent from my iPad

From:	Jor Johansson
To:	DRC
Subject:	Strongly against zoning change to allow construction of a 21-story apartment of 370 units and a 485-space parking garage at 4th Street and 5th Avenue N
Date:	Monday, December 22, 2025 4:11:50 PM

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Best DRC Staff,

I am strongly against a zoning change to allow construction of a 21-story apartment building of 370 units and a 485-space parking garage at 4th Street and 5th Avenue N. Such a huge complex is not compatible with current downtown structures.

Thank you,
J.O. Roger Johansson
330 16th Ave NE, St. Petersburg, FL 33704
johanssonjor@gmail.com

From: Mary Lannin
To: DRC
Cc: Christopher Stadler
Subject: The Pelican Letter of Support
Date: Wednesday, November 5, 2025 9:36:19 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Pelican: Letter of Support
Residential Development at 400 5th Ave N

To Whom It May Concern,

As a resident of Historic Uptown and the proud owner of 441 5th Ave N, a beach bungalow directly across the street from the proposed development site, I am writing to express my enthusiastic support for *The Pelican* residential project at 400 5th Avenue North.

I believe the proposed height and architectural character of *The Pelican* are thoughtfully designed and compatible with the evolving fabric of our neighborhood. This project represents a bold and positive statement at the northern gateway to our city's vibrant downtown, enhancing both the aesthetic and economic vitality of the area.

As someone who values both the charm of our historic community and the promise of smart, intentional growth, I urge you to approve this project and allow it to move forward for the benefit of our community.

Sincerely,
Mary Lannin
Historic Uptown Resident
St. Petersburg, Florida

Mary Lannin
Global Real Estate Advisor

SEE HOW WE ARE *PREMIER*

Premier Sotheby's International Realty
120 2nd Ave NE, Suite 102-A, St Petersburg, FL 33701
c 231.883.2286 o 727.898.6800

mary.lannin@premiersir.com
marylannin.premiersothebysrealty.com

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From: Patrick Marston
To: DRC
Cc: John Stadler
Subject: The Pelican Development
Date: Tuesday, December 16, 2025 10:39:32 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the DRC,

I am the manager/ owner of GULAG LLC which owns the mixed-use commercial property located at 435 5th Avenue North, St. Petersburg, Florida. Stadler Development met with me and explained their proposed project on the north half of the block where the Hollander Hotel is located. I understand that their project will be 21 stories and contain 350 apartment units and 485 parking spaces. I believe that the height and density of the project are appropriate for the neighborhood and its location across the street from my property.

As a resident of St. Pete for 24 years I appreciate the unique charm and character of our community while also appreciating the dynamic growth our city has seen in recent years. That said, the current properties – which are viewed daily from my office window – are certainly not adding value to the City. While some may purport to value the historical nature of the buildings, there are constant calls for police, first responders and medical personnel to this location. Drug use and trafficking around the buildings is prolific and can be view daily from my office window almost daily. These properties certainly do not support what I envision as the future culture and character of our wonderful City of St Petersburg.

The Pelican will make a bold and positive statement to those entering our vibrant downtown from the north along 4th Street.

I strongly encourage you to approve this project.

R. Patrick Marston, Manager
GULAG LLC

Patrick Marston *Principal*
Optimal Outcomes, LLC
435 5th Avenue N, Suite 200
St. Petersburg, Florida 33701

Tel: 727.895.8902
Fax: 727.895.8302
Cell: 727.251.9800

www.optimal-outcomes.com

From: burst@emailmeform.com on behalf of Mrs Mary Francis FrancisMcGavic
To: info@preservetheburg.org; DRC; City.Clerk; Kayla J. Eger
Subject: Public comments regarding case #25-31000007 the "Pelican."
Date: Tuesday, December 30, 2025 8:15:19 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My Name*:	Mrs Mary Francis FrancisMcGavic
My Address:	7010 85th St CT E Bradenton, FL 34202
My Email*:	mary@creativespark.com
My Public Comments *:	Commissioners: I urge you to deny the proposed development in the 400 block of 5th Ave. N., referred to as the "Pelican." The high-rise tower with a massive parking garage base is out of scale for its location at the edge of the downtown zoning district, within a National Register historic district, and adjacent to a second district encompassing the Historic Uptown neighborhood. Saying no is the right decision when considering and applying the site plan/compatibility review criteria. It is also a decision that I believe will result in a better, more context-sensitive development in the future.

Kayla J. Eger

From: Karen Ohara <ohara3355@gmail.com>
Sent: Saturday, July 12, 2025 11:23 AM
To: DRC

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 I'm writing this letter of concern to voice my opinion about demolishing houses to build a giant hotel next to the Hollander hotel.
I have lived in the downtown area for over 30 years I have watched some good changes and some not so good changes I do not believe that we need to build any more high-rise hotels we have taken away from our downtown area and change the whole historic look so my vote would be no do not allow these changes to happen I cannot make it to the meeting on Wednesday so I am voicing my opinion and email thank you for your attention in this matter

Karen O'Hara
727-686-3355
2701 13th avenue North St Petersburg Florida 33713
OHara 3355@gmail.com

Kayla J. Eger

From: Virginia Anonia Muehlendyck <outlook_51BEF98149836853@outlook.com> on behalf of Virginia Anonia Muehlendyck <virgmueh@gmail.com>
Sent: Saturday, July 12, 2025 4:20 PM
To: DRC
Subject: No more high rises in downtown 25-31000007

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.

Stop destroying what makes St. Petersburg unique. The downtown Central Avenue with all the new condos is hideous.

Kayla J. Eger

From: Regina Productions <fredregina@yahoo.com>
Sent: Saturday, July 12, 2025 4:38 PM
To: DRC
Subject: File #25-31000007

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.

Please stop this from being approved!

Fred Regina st Petersburg resident

Sent from Yahoo Mail for iPhone

Kayla J. Eger

From: popupmail@gmail.com
Sent: Monday, July 14, 2025 11:55 AM
To: DRC
Subject: Moratorium on more high rise buildings DTSP

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.

Dear City Council & Development,

I want to express my concerns regarding yet another high rise condo building to be built in downtown St. Pete. It is enough already! We are destroying the lovely town, that so many of us love. We are losing so much, by tearing down our older, charming, smaller buildings to replace them with skyscrapers. Small parking lots are made into high rises; ridiculous. At present, I know many folks who are unable to sell their high-priced condos downtown. Why do we need to build more? Let's preserve the wonderful mix of buildings, that is quickly disappearing before our eyes. We will no longer be the arty community that we taut. It is very sad to see.

I wonder how much research has been done to look at the capacity that we have downtown for water, electric, medical care. I am afraid that we are building for more than we can deliver. Hospitals and medical offices are already full, and people will die without enough qualified doctors, and other staff. The downtown community demographics are older, and we do not have sufficient cardiologists, etc. to service this population. Traffic is now a problem, when it never was in the past.

I encourage you to say "no" to yet another high end building. Let's preserve the mix that we have. Affordable housing may be needed, but no more expensive buildings. A few large buildings are set to open soon; it is enough! The developers have gotten too greedy. Please put an end to the destruction of DTSP.

Bonnie Hechtkopf
Chair
Kobie Marketing, Inc.

Sent from my iPhone

Sent from my iPhone

Kayla J. Eger

From: rk ruthkinsey.com <rk@ruthkinsey.com>
Sent: Monday, July 14, 2025 2:19 PM
To: DRC
Subject: Stadler development

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.

I strongly oppose the proposed apt. development on 4th & 5th. St. Pete does NOT need more new apt. units and the impact in this area, close to Trinity Lutheran Church would be huge.

Kayla J. Eger

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Wednesday, July 9, 2025 4:19 PM
To: DRC
Subject: Re: Case No. 25-31000007

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.

C

Carlos Flores <cfloresagency@gmail.com> Mon, Jun 23, 7:40 PM
to DRC

To whom it may concern,

Today we went to City Hall to witness the hearing for Case No. 25-31000007. Unfortunately, we arrived only to find out it had been rescheduled for a later date. Is there any way we could be better informed/updated of such changes and given more timely notification of the new hearing time/date for Case No. 25-31000007 ? Any assistance you may be able with this would be greatly appreciated.

Regards.
Round Lake Duplex, LLC

On Wed, Jun 25, 2025 at 3:01 PM DRC <DRC@stpete.org> wrote:

> Good afternoon,
>
> Please see the attached requested document.
>
> Thank you,
>
> - **DRC**

st.petersburg
www.stpete.org

WE ARE ST. PETE

Please note all emails are subject to public records law.

From: Carlos Flores <cfloresagency@gmail.com>
Sent: Monday, June 23, 2025 7:40 PM
To: DRC <DRC@stpete.org>
Subject: Case No. 25-31000007

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.

To whom it may concern,

We have received notification in the mail that development plans for the properties adjacent to ours have been submitted to the City of Saint Petersburg - Case No. 25-31000007. We would like to request copies of the site plan and application be sent to us. Also, our primary concern as of now, without more detailed information on the new project, is how parking would be affected for the tenets at our property. Parking is already an issue in this area as street parking is the only means of parking in this area. Any information you could provide about this would also be greatly appreciated.

Regards.

Round Lake Duplex, LLC

Kayla J. Eger

From: Jeannette Williams <jvmwilliams@gmail.com>
Sent: Saturday, July 12, 2025 7:46 AM
To: DRC
Subject: A site plan construction

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.

I DISAPPROVE THIS REQUEST!!

I DISAPPROVE: REQUEST Approval of a site plan to construct a 21-story building with 370-dwelling units, including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.
Sent from my iPhone

25-31000007

From: Karen Ohara
To: DRC
Subject: Probable Phishing:
Date: Monday, November 3, 2025 9:06:33 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stop Building in St.Pete
We are over crowded
To many cars
Too much for our sewers to handle too much runoff from brand new monster houses like the one that's right next door to me that I've already flooded twice from and I'm not even in a flood zone.
We have no birds hardly because you cut down trees promise to replant them and never replant it not even a one.
All the money that you're making is ruining our town I've lived here for 40 plus years and to be honest I'm quite Fed up. Cram so many houses into the property that we can open our window and serve our neighbors breakfast it's absolutely ridiculous

Stop building

25-31000007

From: john potts
To: DRC
Subject: "Pelican" tower development proposal
Date: Thursday, October 30, 2025 9:27:16 PM

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.

Concern with the Pelican residential tower. (drc@stpete.org) 11/5/25 DRC

Where is the data that all the residential towers, townhomes and apartments have been sold to at least 80% capacity? How can we say that yet another residential tower is even needed?

Previous concerns were its height, density, and appropriateness with surrounding neighborhood. It seems that none of those issues were addressed or changed. I can only see a color change in the rendering. I still question the accountability to its necessity and how this belongs in context with its surroundings at this location. It dominates and dwarfs the historical crossroads of the 100+ year old and Historically Designated structures of Trinity Lutheran Church, Shuffleboard Courts, and the Coliseum. Like a scar on the land – it is just too much.

Historic Buildings are important too. Their preservation is the manifestation of history. Developers could easily include appropriately sized additions to the re-vitalization of the existing historic structures. “Re-imagined” if you will, similar to or existing homes that have been restored. These are the homes that showcase our history and remain obtainable to many.

We can’t keep building towers that most of the residents cannot afford. We have a responsibility to the people who already live here and not just the people who can afford residential tower living. They currently have their choice of so many newly built towers in Down Town.

Again,
Where is the data that this tower is even needed?
Where is the protection for all residents of St. Pete to have access to affordable housing?
How can this proposed building even be considered on this block or at this location?

Thank you for your time

25-31000007

From: john potts
To: DRC
Subject: "Pelican" tower development proposal
Date: Saturday, November 1, 2025 12:37:56 PM

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.

Concern with the Pelican residential tower.

I am a member and council member of Trinity Lutheran Church. I am also a recently retired school teacher, and like the school system, successful people use data to drive their decisions and learn what is needed for the future. So, I'd like to ask…

Where is the data that all the residential towers, townhomes and apartments have been sold to at least 80% capacity? How can we say that yet another residential tower is even needed without looking at those statistics?

Previous concerns were its height, density, and appropriateness with surrounding neighborhood. It seems that none of those issues were addressed or modified.

I still question the accountability to its necessity, and how it is even in context with its surroundings, at this location.

It dwarfs the historical crossroads of the 100+ year old structures of Trinity Lutheran Church,

Shuffleboard Courts, and the Coliseum – it is just too much.

Historic Buildings have an importance too. Their preservation is the manifestation of history. Developers could easily include appropriately sized additions to the re-vitalization of the existing historic structures. “Re-imagined” if you will, similar to existing homes that have been restored. Recent builds at Mirror Lake is a great example of this.

These are the homes that showcase our history and remain obtainable to many.

We can’t keep building towers that most of the residents cannot afford. We have a responsibility to the people who live here now and not just the people who might come or can afford residential tower living. They currently have their choice of so many newly built towers in downtown, that have been built in just the last few years.

Again,

Where is the data that this tower is even needed?

Where is the protection for all residents of St. Pete to have access to housing?

How can this proposed building even be

considered on this block or at this location?

What else can be “imagined” to respect the community, culture and taxpayers of SP?

Thank you, Karen Potts, resident of the City of Saint Pete.

From: tori reilly
To: DRC
Subject: Pelican Project
Date: Tuesday, November 4, 2025 6:27:53 PM

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.

Please reconsider the project as it current has been presented. The building is tall and vast in comparison with its neighborhood - it's not a friendly neighbor. It abuts Old NE, a low height area, and dominates the other taller buildings close to it. It is a wall of a building that simply asserts itself onto the skyline - regardless of its newest color change.

Development is important but it's also important to retain some character of what make St Pete awesome. We need a lower building that invites from the street and transitions between the residential blocks to downtown. I understand that they are within the density and height guidelines of the city but these are GUIDELINES that need to considered with the whole city layout. Just because it's legal doesn't make it right.

Again, I strongly urge you to reconsider the application and insist on a building more in keeping with our home.

Thank you,

Tori Reilly
226 5th Ave N, St. Petersburg, FL 33701

From: lauren6232@aol.com
To: DRC; Lauren Rolfe
Subject: Hollander Hotel Project
Date: Sunday, December 21, 2025 8:25:34 PM

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.

Please do not move forward with approval for #25-31000007. Our infrastructure cannot accommodate a building of this height and density.

Thank you,
Lauren Rolfe

Sent from AOL on Android

From: burst@emailmeform.com on behalf of Mrs Sandra Steinberg
To: info@preservetheburg.org; DRC; City.Clerk; Kayla J. Eger
Subject: Public comments regarding case #25-31000007 the "Pelican."
Date: Tuesday, December 30, 2025 2:43:01 PM

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.

My Name*:	Mrs Sandra Steinberg
My Address:	555 Fifth Ave. N.E. #632 St. Petersburg, Fl 33701
My Email*:	alsandee1@aol.com
My Public Comments *:	Commissioners: I urge you to deny the proposed development in the 400 block of 5th Ave. N., referred to as the "Pelican." The high-rise tower with a massive parking garage base is out of scale for its location at the edge of the downtown zoning district, within a National Register historic district, and adjacent to a second district encompassing the Historic Uptown neighborhood. Saying no is the right decision when considering and applying the site plan/compatibility review criteria. It is also a decision that I believe will result in a better, more context-sensitive development in the future.

From: lisa1sweet@aol.com
To: DRC
Subject: Historic Uptown
Date: Saturday, December 27, 2025 12:50:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not build the proposed high rise in our community. Our craftsman's and bungalow style single family homes and older small apartments are what makes us "historic" and gives us a special uniqueness to the area. Our old vibe is part of what makes us love our neighborhood. I have lived here for over forty years. I could afford to live in other nice area but I choose to stay here in Historic Upton. This does not fit our neighborhood! It would adversely affect us in so many ways! Please do not do it. Please listen to the citizens not the developers!

25-31000007

From: victoria rogers
To: DRC
Cc: Victoria Rogers
Subject: Pelican Tower
Date: Thursday, October 30, 2025 5:30:25 PM

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.

To whom it may concern:

As residents of (and homeowners in) the Old Northeast, we encourage you to insist the developers reduce the scale of their proposed project on 5th Ave, N.
We are not opposed to development—but it must respect, ideally contribute to, the local fabric of our neighborhood. I'm sure the developers want to maximize their profit (who wouldn't?), but it must not come at the expense of the immediate neighborhood with its SF & small-scale MF buildings with their front porches, interesting rooflines, and idiosyncratic landscaping.
Please keep in mind that incremental change that detracts from our city's unique character, ultimately destroys it. It's hard to know when the tipping point is reached, and when you do, it's too late.

Regards,
Victoria and Patrick Rogers
157 11th Ave, NE

From: Peter Wahlberg
To: DRC
Subject: Support for the Pelican #31000007
Date: Tuesday, November 4, 2025 6:22:48 PM

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.

Good evening,

My name is Peter Wahlberg. I live at 436 74th Avenue N in St. Petersburg and I'm writing in support of Stadler Development's Pelican project at 400 5th Avenue N. I believe this development would be a contribution both to the neighborhood and to our wider city.

Stadler's project will serve as a bold and striking entry point to St. Petersburg's rapidly growing downtown area and will allow many more residents to live within a walkable distance to the downtown core. It will also invigorate the block on which it sits and the surrounding area. I believe that the project's scope is compatible with the surrounding neighborhood as our City continues to grow and evolve.

I urge you to approve the project.

Regards,

Peter

From:	Patrick Walsh
To:	DRC
Cc:	chris@stadlerdev.com
Subject:	Support for The Pelican, case #310000007
Date:	Thursday, December 18, 2025 2:41:56 PM

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.

Please let this email serve as my support of The Pelican project.

I own the Horizon Bank property immediately across the street. I am impressed with the renderings and I believe it would be a significant improvement to the neighborhood and a much nicer welcoming to downtown St. Petersburg.

Thank you,

Amprop Investments, Inc.

Patrick Walsh
President

From: burst@emailmeform.com on behalf of Ms Kathi Ward
To: info@preservetheburg.org; DRC; City.Clerk; Kayla J. Eger
Subject: Public comments regarding case #25-31000007 the "Pelican."
Date: Tuesday, December 30, 2025 12:23:18 PM

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.

My Name*:	Ms Kathi Ward
My Address:	727 27th Ave N St. Petersburg, FL 33704
My Email*:	Kathi.ward@gmail.com
My Public Comments *:	Commissioners: I urge you to deny the proposed development in the 400 block of 5th Ave. N., referred to as the "Pelican." The high-rise tower with a massive parking garage base is out of scale for its location at the edge of the downtown zoning district, within a National Register historic district, and adjacent to a second district encompassing the Historic Uptown neighborhood. Saying no is the right decision when considering and applying the site plan/compatibility review criteria. It is also a decision that I believe will result in a better, more context-sensitive development in the future. We need the diverse types of affordable housing near downtown that already exists more than we need another large tower where only wealthy privileged people are able to live.

From: burst@emailmeform.com on behalf of Sharon Withers
To: info@preservetheburg.org; DRC; City.Clerk; Kayla J. Eger
Subject: Public comments regarding case #25-31000007 the "Pelican."
Date: Wednesday, December 31, 2025 11:34:51 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My Name*:	Sharon Withers
My Address:	Apt 8A, 288 Beach Drive NE St. Petersburg, FL 33701-3453
My Email*:	sharonwithers@gmail.com
My Public Comments *:	Commissioners: I urge you to deny the proposed development in the 400 block of 5th Ave. N., referred to as the "Pelican." The high-rise tower with a massive parking garage base is out of scale for its location at the edge of the downtown zoning district, within a National Register historic district, and adjacent to a second district encompassing the Historic Uptown neighborhood. Saying no is the right decision when considering and applying the site plan/compatibility review criteria. It is also a decision that I believe will result in a better, more context-sensitive development in the future.

Katherine J. Connell

To: Corey D. Malyszka
Subject: RE: Objection to Pelican Project-- Please Include in Report

From: William Herrmann <wlherrmann@gmail.com>
Sent: Thursday, March 12, 2026 1:54 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Cc: Lisset G. Hanewicz <Lisset.Hanewicz@stpete.org>; Gina L. Driscoll <Gina.Driscoll@stpete.org>; Richmond J. Floyd <Richie.Floyd@stpete.org>; Corey Givens <Corey.Givens@stpete.org>; Deborah D. Figgs-Sanders <Deborah.Figgs-Sanders@stpete.org>; Mike R. Harting <Mike.Harting@stpete.org>; Brandi J. Gabbard <Brandi.Gabbard@stpete.org>; Copley C. Gerdes <Copley.Gerdes@stpete.org>
Subject: Objection to Pelican Project-- Please Include in Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Corey,

The purpose of this email is to make clear my opposition to the Pelican project. After reviewing all the facts a second time, it is clear that this project is not a reasonable request under the code.

Let me begin by recognizing that the developer has the right to develop to a base height of 125'. This project has a finished height of more than 220', nearly double the permitted base height. The code sets a clear standard for approving the additional height. This project fails to meet those standards, notably compatibility.

Why the reversal?

Individuals are quick to compare the height of this project to nearby buildings. But there is an important difference between 5th Avenue North and any other street in DC-2. Specifically, the distance between opposing properties across the street. And those beautiful wide streets in most of downtown were an important part of the planning process.

The distance from the property line of this parcel north to the ones across the street is about 78'. As a comparison the property line for 400 Central is 100' from the property across the street. Almost every avenue and street in DC-2 is over 95' wide.

Why is that important? The narrower the right-of-way, the more dominant the vertical mass of a building becomes, and the more the pedestrian experience is diminished. Add this narrow right-of-way to the code-mandated lower structures across the street, and the requested additional height becomes even more out-of-scale.

I offer as an example the Walker Whitney Tower, also known as the "W" building, upon which was recently painted a mural. Walking or driving past the building, 5th Avenue North feels narrower. Why? The sidewalk is significantly narrower than that in front of 400 Central, or many other large buildings downtown.

Additionally, this property is at the de facto northwest corner of DC-2. It is the last property that can support a building of significant height. To place a structure that is 100', or almost double the base allowable height, does not comply with the spirit of the code as discussed in the staff report that created the DC zones.

These code changes were designed to, based on four underlying tenets. The first of those tenets was "protection and enhancement of the unique small town, pedestrian oriented feel of the city."

Because this project does not comply with the core basis of the DC zone, it should not be approved at its current height.

Respectfully,

Bill Herrmann
130 4th Ave N 514
St Petersburg, FL

"When you see something that is not right, not just, not fair, you have a moral obligation to say something, to do something." "**Never, ever be afraid to make some noise and get in good trouble, necessary trouble."---** John Lewis

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Exhibit A-3

Project Overview Revised

(Submitted on February 9, 2026)

Appeal #25-31000007

STADLER

DEVELOPMENT

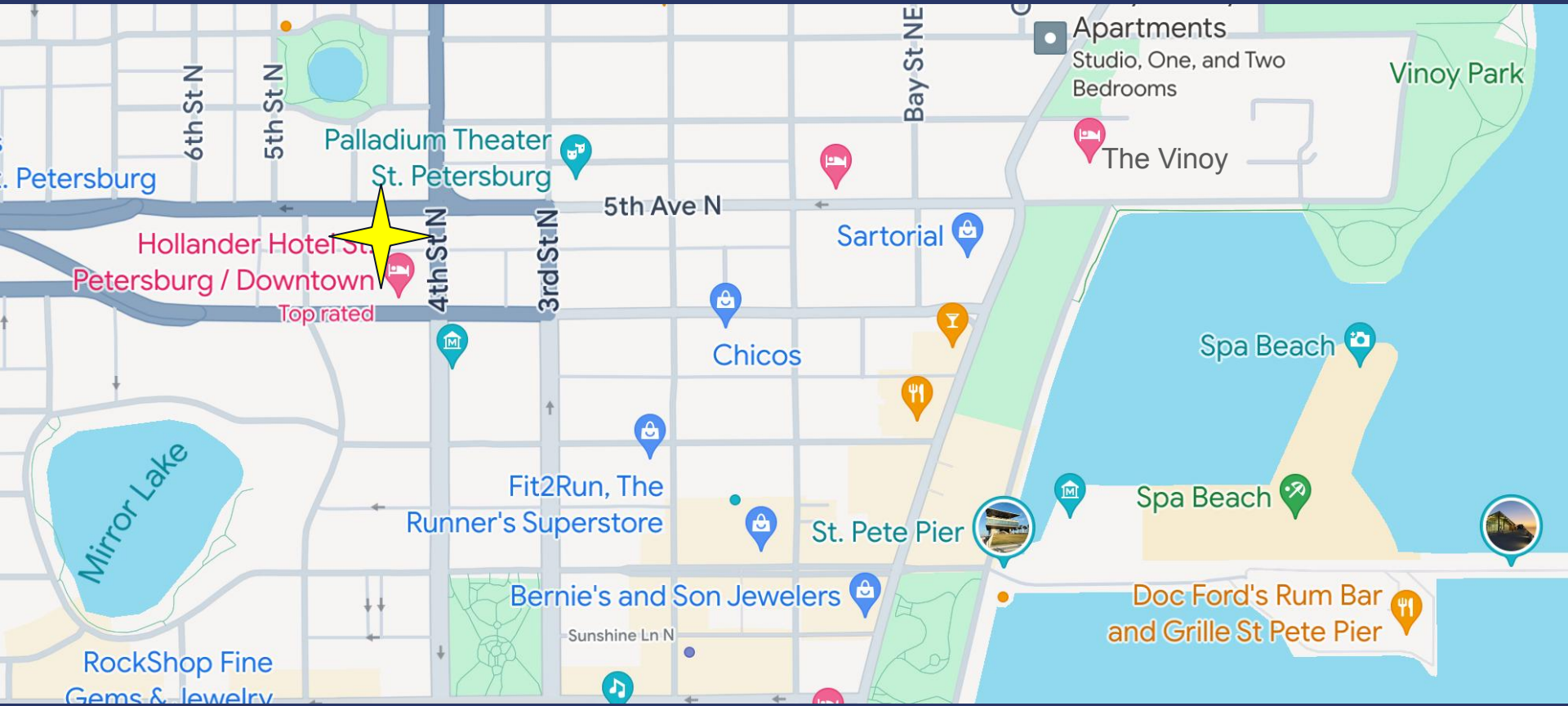
“The Pelican”

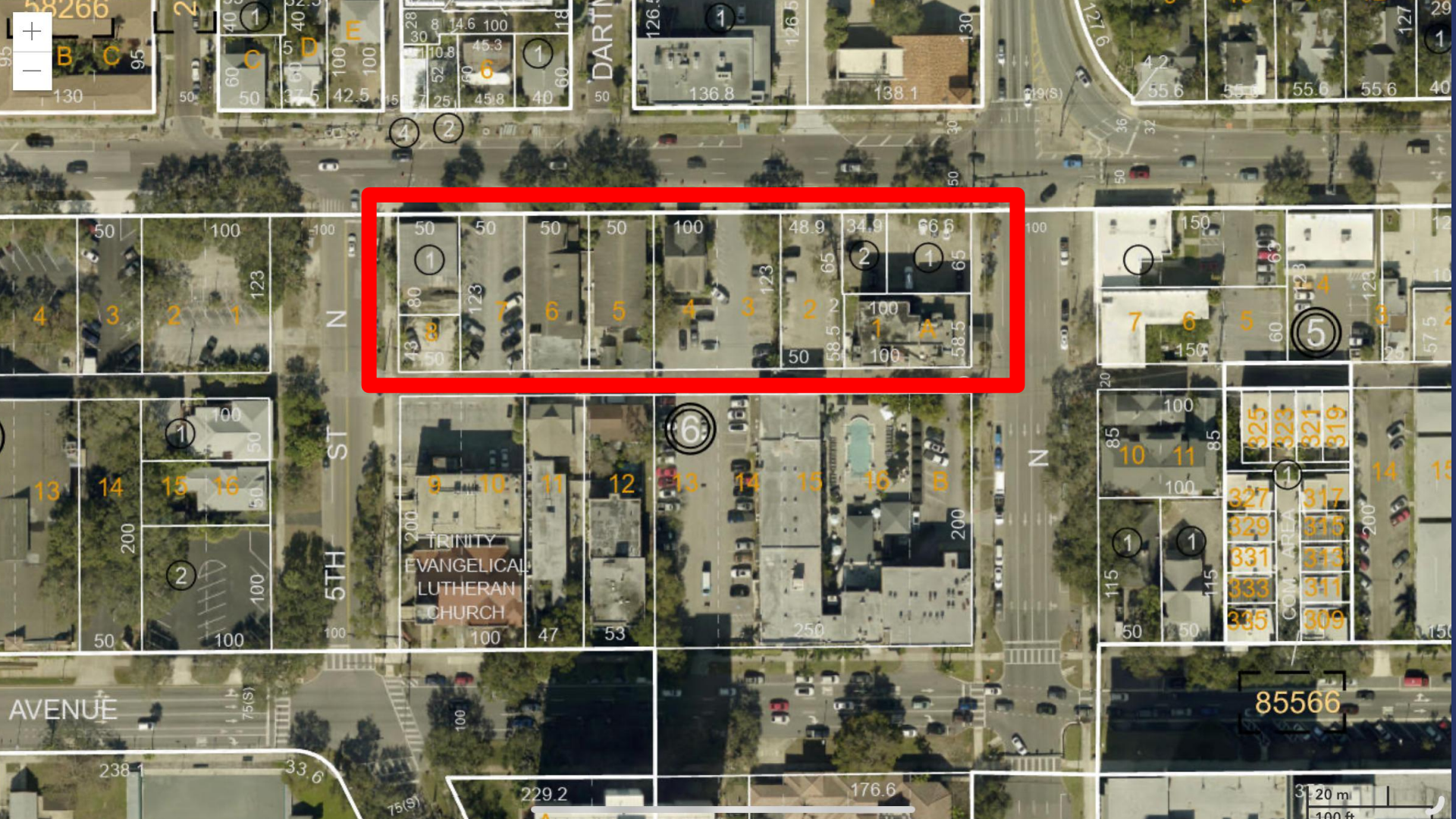
City of St. Petersburg, Florida

The Pelican – Project Overview

Project Summary

- Site contains 55,355 sq ft of land on the north side of the Hollander Hotel block
- Located at northern gateway to Downtown St. Pete (5th Avenue N & 4th Street N)
- 9 and 21 story Class A apartment building with 5,000 sq ft of Retail
- 370 apartment units / 485 parking spaces


Apartments
Studio, One, and Two Bedrooms
Vinoy Park
The Vinoy
Palladium Theater St. Petersburg
St. Petersburg
6th St N
5th St N
Bay St NE
5th Ave N
Sartorial
Hollander Hotel St. Petersburg / Downtown
Top rated
4th St N
3rd St N
Chicos
Spa Beach
Mirror Lake
Fit2Run, The Runner's Superstore
St. Pete Pier
Spa Beach
Bernie's and Son Jewelers
Sunshine Ln N
Doc Ford's Rum Bar and Grille St Pete Pier
RockShop Fine Gems & Jewelry


TRINITY EVANGELICAL LUTHERAN CHURCH
5TH ST N
DARTMOUTH
AVENUE
85566

Project Branding & Identity

- We have named the project “The Pelican”, which pays homage to the city’s coastal soul and its most iconic resident.
- The Pelican is a graceful symbol of balance, freedom, and effortless connection to the sea.
- The name evokes the calm elegance of life near the waterfront, blending sophistication with a sense of place that only St. Pete can offer.
- Like the pelican soaring over Tampa Bay, the building represents elevated living—majestic, timeless, and distinctly local.
- It’s a name that instantly grounds the project in the beauty and character of its surroundings while embodying the serene luxury of coastal Florida life.



The Pelican (View from NE to SW)



The Pelican (View from NW to SE)



The Pelican (View from SW to NE)



With artistic screening on garage (south side)

The Pelican (View from SE to NW)



Thank You!

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Exhibit A-4

DRC Result Letter and Vote Record

Appeal #25-31000007

January 8, 2026

Sent via U.S. Mail and Email to:

Wirck LLC;
H H 20 LLC;
Hideaway Hills MHP LLC;
North Sunrise Motel II LLC

Trenam Law – Matt Poling / Don Mastry
200 Central Ave., Suite 1600
St. Petersburg, FL 33701
MPoling@trenam.com
dmastry@trenam.com

Re: **Case No.:** 25-31000007
Addresses: 434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N.
Parcel ID No.'s: 19-31-17-74466-006-0010; 19-31-17-74466-006-0011; 19-31-17-74466-006-0012; 19-31-17-74466-006-0020; 19-31-17-74466-006-0030; 19-31-17-74466-006-0050; 19-31-17-74466-006-0060; 19-31-17-74466-006-0070; 19-31-17-74466-006-0081; 19-31-17-74466-006-0080.
Request: Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square foot ground floor commercial space and a 485-space parking garage. The applicant is requesting floor-area-ratio bonuses and a building height bonus.

Dear Applicant:

The Development Review Commission at its hearing on January 7, 2026, made a motion for the above request.

The motion passed by a vote of 4-1, thereby approving the request.

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

SPECIAL CONDITIONS OF APPROVAL:

1. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to $100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of

providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to $50,000.00.

2. The applicant shall provide a minimum of 55,355 Square feet of workforce housing units (as set forth in the City's workforce housing program) or provided on site or1.0 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
3. The applicant shall purchase a minimum of 27,678 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus of 0.5. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.
4. The applicant shall provide, in any combination, to achieve a total bonus of 2.5 FAR by utilizing the following FAR bonuses: support for workforce housing, Historic Transfer of Development Rights, LEED certification or equivalent, financial support to the streetscape fund or additional open space. To qualify for the bonuses, the applicant will be required to list on the plans submitted for permitting the FAR bonuses that will be utilized, the amount of each bonus that will be utilized and how the project qualifies for each bonus.
5. The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.
6. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
7. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
8. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
9. The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style, on both the North and South sides.
10. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
11. Bicycle parking shall be provided as required by Section 16.40.090.
12. Exterior lighting shall comply with Section 16.40.070.
13. Mechanical equipment shall be screened from the abutting rights-of-way.
14. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
15. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
16. A noise mitigation and monitoring plan shall be required to be approved prior to the installation of an outdoor amplified sound system.
17. The applicant shall receive a notice of no hazard to air navigation issued by the FAA prior to the issuance of building permits.

18. Applicant shall file an Airport Obstruction Permit for review and approval prior to building permit issuance, 16.70.030.1.16
19. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated June 24, 2025.
20. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated July 31, 2025.
21. The site plan shall be modified as necessary to comply with the comments in the Planning and Historic Preservation Division's Memorandum dated July 2, 2025.
22. The site plan shall be modified as necessary to comply with the comments in the Water Resources Department's Memorandum dated July 18, 2025.
23. This Site Plan approval shall be valid through January 7, 2031. 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.
24. The applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the Building Official.

Please feel free to contact Adriana Shaw; 727-893-7257 or Adriana.Shaw@stpete.org with any questions.

Sincerely,

/s/ Corey D. Malyszka

Corey Malyszka, Zoning Official (POD)
Zoning Division
Planning Department

CDM/APS:ke Enc: Vote Record

Development Review Commission (DRC)
DRC HEARING DATE **January 7, 2026**
DRC CASE NO. 25-31000007 - #7

MOTION TO APPROVE:	Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square ft. ground floor commercial space and a 485-space parking garage. The applicant is requesting floor-area-ratio bonuses and a building height bonus.					
AMENDMENTS:						
MOVED BY:	Conroy					
SECOND BY:	Vatelot					
NAMES	YES	NO	YES	NO	YES	NO
KIERNAN	**X**					
BLATT	**ABSENT**					
REALI, - Chair	**X**					
FLYNT, Vice-Chair		**X**				
CLEMMONS	**CONFLICT**					
GRINER	**ABSENT**					
CONROY	**X**					
HUGGLESTONE*1	**ABSENT**					
VATELOT*2	**X**					
GONZALEZ*3	**ABSENT**					

* Alternate

Attendance

A	Blatt
P	Reali
A	Griner
P	Conroy
P	Kiernan
C	Clemmons
P	Flynt
A	Hugglestone*1
P	Vatelot*2
A	Gonzalez*3

Presentations

X	Adriana Shaw – Staff Presentation
X	Don Mastry – Agent Presentation
X	Peter Belmont – Reg. Opponent

"**APPROVED** by a 4 to 1 vote of the Commission."

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Exhibit A-5

DRC Minutes

Appeal #25-31000007

CITY OF ST. PETERSBURG
DEVELOPMENT REVIEW COMMISSION
PUBLIC HEARING

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

January 7, 2026
Wednesday
1:00 p.m.

MEETING MINUTES

Present: Kevin Reali, Chair, Charles Flynt, Vice Chair, Tim Clemmons, William Conroy, Michael Kiernan, and Sarah Jane Vatelot.

Commissioners Absent: Samuel Blatt, Michelle Gonzalez, David Hugglestone, and Joe Griner III.

Staff Present: Derek Kilborn - Planning Director, Corey Malyszka - Zoning Official, Thomas Whalen - Transportation Planning Coordinator, Scot Bolyard - Deputy Zoning Official, Adriana Shaw - Urban Design and Development Coordinator, Shervon Chambliss - Planner II, Michael Larimore - Planner II, Jordan Elmore - Planner I, Chelsea Freeman - Planner I, Heather Judd - Assistant City Attorney, Christina Boussias - Assistant City Attorney, Kayla Eger - Administrative Secretary.

The public hearing was called to order at 1:00 p.m., and a quorum was present.

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF THE MINUTES FROM THE – December 3, 2025, meeting

The minutes from the December 3, 2025, meeting was unanimously approved.

F. PUBLIC COMMENTS

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

G. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

7. Case No. 25-31000007 | 434 4th St. N., 432, 442, 450, & 466 5th Ave. N.
City Staff: Adriana Shaw | Adriana.Shaw@stpete.org

Chair Reali 02:25:46
We're gonna move to our last item of the day. Number 7. Commissioner Clemmons has a conflict, so we'll note that he is leaving the diocese. This is case, 25-3100007, it has 434 4th Street, 432, 442, 450,and 466, 5th Avenue North.

Adriana Shaw
The tv's not working in there. Hi. Good afternoon. Adriana Puentes Shaw, urban design and development coordinator with the zoning division. We're here today to discuss a project located at the intersection of 4th Street North and 5th Avenue North.

Commissioner Flynt
Can I interrupt for a second?

Adriana Shaw
Yes.

Commissioner Flynt
This is the case that we had several months ago, and it's been deferred.
I see there's 10 minutes on here. It's my understanding that this is a continuation for additional information provided by all parties and not just a re.

Heather Judd 02:26:57
Generally, when it's been this long, we just reopen for the presentations, and the applicant can choose to do that, and there's a refreshing of what we did before, because we do have, we have one new member, and it's been a while, so we're just going to proceed. This was previously a version was previously heard by this commission, but we're going to proceed with all parts of the quasi-judicial to allow the public that's here to have a full participation.

Commissioner Flynt
Okay, so this is different than when we normally have, like, the next month for additional information, we want to rehash, just because the time?

Heather Judd 02:27:31
Yes, and there was a limited request, and based on the nature of the continuances, we believe a full quasi-judicial all parts would be warranted.

Commissioner Flynt
Thank you. Sorry for interrupting.

Adriana Shaw 02:27:43
No, you got ahead like one paragraph before me, I was gunna say that. Okay, this case was originally heard at the September. DRC hearing but was continued so the applicant could provide additional information to the DRC. I'll be presenting the case in its entirety, since the commission is present today. May not have been present in September. The applicant seeks approval of the site plan to construct a

21-story building with 370 dwelling units, including 3,819 square-feet of ground floor commercial space, as well as a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus as well.
The survey of all the parcels that are encompassed in the development. The subject property consists of 10 parcels and 7 structures. These parcels are currently developed with surface parking lots and various multifamily buildings. These structures were constructed between 1920 and 1930, in total the seven existing multifamily structures provide about 74 units. The subject property is located within the Downtown St Pete National Register Historic District.
The Downtown St Pete National Register district was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954.
Of the 10 parcels being redeveloped, 4 are considered contributing. While this designation acknowledges the area's historic significance, it does not impose restrictions on property use or development.
The existing structure in the subject property were initially classified as contributing to the district.
Here's some pictures of the parcels, the existing structures.

Adriana Shaw 02:29:48
As stated, the applicant is seeking approval of a site plan unifying all parcels to construct a 21-story building. The project has been carefully designed with sensitivity to its context, particularly the nearby potentially eligible historic church and surrounding neighborhood. The main tower was strategically positioned at the northeast corner to maximize the distance from the church.
The ground floor of the new building will consist of vehicle and bicycle parking, entrances to the parking garage and back of house facilities. Residential units, as well as a double-height lobby and commercial spaces that will wrap the first two levels of the structured parking on the North, East and West faces of the building.
The use of the podium transparency and open area aims to enhance the pedestrian experience and minimize the visual impact of the building. The residential indoor and outdoor amenity deck is located above the parking garage, and the remaining floors will be devoted solely to residential units.
Vehicular access will be from 5th Street North and the existing East / West alley that is south of the proposed building.
The parking garage will be provided within, sorry, 485 parking spaces will be provided within the garage. Pedestrian access to the residential lobby, commercial space and ground floor residential units will be from the abutting public sidewalks. The proposal will unify the site and provide one cohesive development on this block with some sensitivity to the historic and archeological resources.

Adriana Shaw
This is the North elevation, which faces 5th Avenue North. As proposed, the development embodies the contemporary architectural style, featuring design elements such as clean lines interesting angles to draw the eye up, providing a cohesive connection between upper and lower levels of the design and expansive glazing that establishes a sophisticated esthetic. Along with the facade, balconies contribute to the building's visual rhythm and dynamic appeal. The residential tower seamlessly combines innovative architecture esthetics with functional design making it a standout presence in the city of St Pete.
This is the West elevation and the East elevation. The West faces 5th Street North and East faces 4th Street North. The height proposed for the building will be a total of 212 feet above grade. The maximum building height for the subject property is 200 feet. The applicant qualifies for an additional height bonus

of 12 feet due to the 50% of the first floor being devoted to parking. Buildings with a height greater than 150 feet above grade require approval by the Development Review Commission.
Staff has reviewed the proposal and the proposed building height and finds that it complies with the criteria for site plan review. City Code requires a decorative crown and crown lighting is encouraged for any project above the additional height. The height that is being requested by the applicant is also required to be approved by the F.A.A and an airport obstruction permit may be required. The base floor area ratio within the DC-2 district is 3.0, the applicant is requesting a bonus of 4.0, for a total combined F.A.R of 7.0; which includes the 383,000 square feet of new residential area and 3,800 square feet of commercial space.
In addition, the applicant is constructing 200,000 square feet of parking garage with 485 spaces available. The parking garage area is exempt from the F.A.R calculation. For projects requesting additional F.A.R, the project requires that there be a public hearing process, and then the first .5 F.A.R shall be used towards historic preservation, and the next 1.0 F.A.R shall be towards workforce housing. Thereafter, any bonus or combination of bonuses is allowed.

Adriana Shaw 02:33:29
The following renderings were provided during the September Hearing.
The Development Review Commission heard the application to approve the site plan during September 3rd hearing of 2025.
The Commissioners expressed concerns with the following, the scale and mass of the proposed building, and the amount of parking that was being provided.
They also had concerns with the screening of the parking garage. The DRC requested revised renderings to better demonstrate the architectural design and the intent of the development. In response to the comments received, the developer has provided the following information and revisions.
The developer has agreed that the South side of the parking garage will be screened in a manner consistent with the remainder of the structure. Regarding the concerns about building size, the applicant states that the property zoning is designed to allow the proposed height and for area ratio. Concerning the 3-D model, the developer clarified that the version presented at the Development Review Committee meeting was inadvertently under rendered, and a fully rendered model has been since provided.
To address comments regarding the parking availability, the developer has coordinated with the Hollander Hotel to relocate parking and provide 25 spaces for the project and not the hotel. The overall parking spaces provided remains the same. In summary, the applicant provided responses to the DRC's concerns, but did not provide any additional changes to the scale of the development, nor decreased the height or the proposed number of dwelling units. They provided a fully rendered model.
Staff incorporated the previously amended approved DRC revision to special condition number 9 and staff also incorporated a new special condition of approval based on input from Preserve the Burg. This condition number 24 states that the applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the building official. Here are the revised renderings.

Adriana Shaw 02:36:04
The applicant also provided an analysis of previously approved cases and their approved heights. I would like the DRC to note that not all of these have been constructed at this time, but they received approval for their heights.
Public input prior to the September hearing staff received email requests for additional information, several emails opposing the development, one email in support and one registered opponent form. Since the September hearing staff received additional emails opposing and some supporting the development. Staff also received an additional registered opponent form. The application was also routed to city departments for review, and staff received five memos from the different departments. Based on staff's analysis and the review criteria, Staff recommends approval of the site plan to construct a 21-story building with 370 dwelling units, including 3,819 square foot ground floor area, dedicated to commercial and 485 space parking garage, including the floor area ratio bonuses as well as a height bonus. Obviously, this is subject to the special conditions of approval. Since publishing the report, condition number 23 has been revised to reflect the correct expiration date of the approval the previously used condition applied the hearing date from September and not today's hearing date. Thank you.

Chair Reali
Questions for staff? Nope. Okay. We'll go to the applicant. No.

Donald Mastry 02:37:52
Good afternoon. Thank you. My name is Don mastery. My address is 200 Central Avenue, and I have been sworn in, and I represent the applicant in this matter, and this is a no variance application.
This site is zoned DC-2 and is permitted to have a maximum F.A.R of 7 and a maximum height of 212-feet, and that's exactly what this project has.
This project satisfies all the standards of review for the site plan set forth in the code and on pages 5 through 8 of the staff report it confirms all of these standards are met. The use is consistent with the comp plan. The property is designated Central Business District, In-town Activity Center and the City's comp plan. These designations permit the highest intensity development within the city, along with a range of various uses, including the proposed uses of this project.
I'd like to speak to criterion 14, one local landmark, Trinity Lutheran Church, located at 467 4th Avenue North, is within 200-feet of the property. The church is located South of the property and is separated from the church by 75-feet across an alley and a surface parking lot and a 3-story non-designated building of the church. The church faces 4th Avenue North and 5th Street North with the proposed project being adjacent to and facing the rear of the church's 3-story office building, which is not designated. After the application was filed, the church sanctuary was designated as a local landmark and the 3-story building at the rear of the church in the parking lot on the north side of the church were expressly not designated as they are in between the proposed building and the designated sanctuary. The property and property surrounding it are located within the Downtown St. Petersburg National Register historic district. As stated in the staff report, National Register designations do not impose any restrictions on the use of the property. This property has been thoughtfully designed to be sensitive to both the church and the surrounding neighborhood.

Donald Mastry 02:40:02
The main tower of the project has been deliberately located towards the Northeast corner of the property, which is the intersection of 4th Street and 5th Avenue North and is as F.A.R away from the church as possible. The attention to detail and designed elements at the ground level, including the commercial uses and residential lobby, double height ground floor, open space and transparent storefronts will activate the pedestrian level and reduce the perception of height. The proposed setbacks, the intervening alley and separation, distinguish the project from the historic resource and allow for ample visibility to it. No elements of the church will be obstructed by this project.
Based on the foregoing, the developer believes that he has shown ample sensitivity to the historic resources. The memo from the Planning and Historic Preservation Division states that the 4 of the parcels are contributing resources to Downtown St Petersburg National Register district. And the staff report expressly states, and I quote, although contributing resources to the downtown St Petersburg National Register district, the parcels are not protected from demolition without a separate local landmark designation, and these opponents would like to have these buildings to receive the same protection as if they were designated without going through the designated designation process. I don't believe that's the intent or is correct interpretation of the code.
I believe the staff is correct in their interpretation. The height map has tapering built into it, and it was stated to you by Mr. Malsyzka at the last hearing that tapering doesn't mean the buildings in the DC district have to match the height the buildings across the street in another district. Tall buildings are compatible with shorter buildings. There are many examples of tall buildings across the street from much smaller buildings, even smaller designated buildings, such as 400 Central Avenue, 46-stories across from 2-story and 4-story buildings. Art House at 42-stories across the street from 2-story buildings, and most importantly, at 400 Beach Drive 4 blocks East on the same 5th Avenue this project is on, there's a 29-story building, and it's been there for almost 20 years, and it's across the street from a 2-story house, and it's adjacent to the Old Historic Northeast neighborhood.
In situations where the City has wanted to limit the height and not follow the height map. It's done so by legislation, legislation amending the code. And one such examples is in the Rosa Park neighborhood adjacent to the Johns Hopkins All Children's Hospital.

Donald Mastry 02:42:50
The code was amended to increase the setback and reduce the height of the future hospital building next to the property lines. It was done by legislation and not by this commission just determining something is too tall.
A few blocks to the East, also on 5th Avenue, the same street that the 29-story 400 Beach Drive building is on it, and as I said, it's across the street from the Old Historical Northeast Neighborhood and from a 2-story house. There does not seem to be any facts which support permitting the 400 Beach Drive building on 5th Avenue, and to not allow this building at between 4th and 5th Street on 5th Avenue.
The facts are stronger for this building before you did today, because it's across the street from predominantly commercial uses, not residential uses, and this commission has approved several other nearby buildings in the same zoning district, which are taller than the building before you today.
The code says that all projects in the DC district may utilize F.A.R. bonuses if the project meets the qualifications to use the bonuses. The F.A.R. bonuses are written to provide public benefits and amenities which the City wants to occur or to be built. In this case, the biggest one is $1,340,000.00 payment for affordable housing.

The City, through the code, is saying a building can be built larger than the base F.A.R. if F.A.R. bonuses are utilized, and the code says they are available to all projects in the DC district. That's what the code says. Do not follow the height map or do not allow or limit the utilization of F.A.R. bonuses to the extent permitted in the code, when the code expressly says all projects within the Downtown Center District may utilize bonuses to receive greater development rights, is tantamount to rezoning this site. And I would point out that all City departments that have reviewed this application are recommending approval. The Planning and Historical Preservation Division has said in its report, and I quote, “The 7 buildings on 4 contributing parcels to the downtown St Petersburg National Register district are not protected from demolition without a separate landmark designation.” Further quotes, “The Historical Preservation Division agrees the applicant has made an effort to articulate the base at 20-feet in recognition of the surrounding character and kept the base at a height of 60-feet.” The Planning and Historical Preservation Division acknowledged it has limited authority with respect to criterion 14. And suggested 3 conditions of approval and 2 recommendations, and the applicant agreed to them. And they have also been added as special condition 21.
The Transportation Department concluded there is space capacity on 4th Street, 5th Avenue and 4th Avenue, and the proposed development is anticipated to have relatively minor impact on the traffic carrying capacity of the downtown network and the Planning Department states and I quote, “The site is zoned DC-2 with the future land use of Central Business District and is located in the In Town Activity Center. These designations permit the highest intensity development within the City, and the proposed uses are consistent with the comp. plan and further states, the project is well suited to the surrounding high intensity mixed use neighborhood, which is approved for and features similar mid to high rise buildings. And I would also point out that all the neighbors on 5th Avenue, across the street, on the North side of 5th Avenue, except one building, have sent letters of support.
They're in favor of this project, and they are located at 435 5th Avenue, 437 5th Avenue, 441 5th Avenue and the corner of 5th Avenue and 4th Street.

Donald Mastry 02:47:07
The only one we haven't been able to reach is owned by some people that live, I believe, it's in New Hampshire. We have tried to contact them and haven't been able to make contact but it has the support of the nearby neighbors. I'd also point out that we have. In closing, let me say I think property owners should be able to rely on the code. I don't think it's right. The property owner reads the code, spends the time and spends 100’s of 1,000’s of dollars designing a project that has no variance and agrees to the conditions of approval, and all City Departments recommend approval, and we come here and it's denied. I see no basis for the denial. And we have also met with the St. Pete Downtown Neighborhood Association, the Chamber of Commerce, which is has sent a letter of support, the Downtown Partnership, which has sent a letter of support, and the Downtown Business Association, and I would answer any questions you may have, and I urge your approval. Thank you.

Chair Reali 02:48:11
Thank you. Questions for the applicant?

Commissioner Flynt 02:48:14
I have a few questions. Please. Hi, Mr. Mastry, what is the height that they can build by right? And I mean

Donald Mastry
Excuse me?

Commissioner Flynt
The height of the building, how many stories can be built by right?

Donald Mastry
212

Commissioner Flynt
212 feet?

Donald Mastry
Yes.

Commissioner Flynt
Essentially, 21-stories.

Donald Mastry
Yes, that's right.

Commissioner Flynt
You're allowed to do 21 floors?

Donald Mastry 02:48:37
That's what the code says. That's what the height map says.

Commissioner Flynt
What is the F.A.R that you're allowed by right?

Donald Mastry
Seven, 7.0.

Commissioner Flynt
What is the base F.A.R that you're allowed?

Donald Mastry
Three, 3.

Commissioner Flynt 02:48:58
So, is it your argument that this board has no say on the F.A.R bonuses?

Donald Mastry 02:49:06
Let me say this. I know you and I have disagreed this before. I don't think you've changed your position. I haven't changed mine. I can read the code and it says all projects in the DC districts have the right to use F.A.R bonuses. I don't think that's discretionary, and these are things the city wants to occur. It's not like you're getting something for nothing. In this case, the biggest one is $1,340,000 payment for historic I mean for affordable housing.

Commissioner Flynt
Okay, so you're saying, by right, you should be able to get 7?

Donald Mastry
I'm saying

Commissioner Flynt
We've had this discussion before.

Donald Mastry
Yeah, I know. And I'm saying it only because I read the code, it says so.

Commissioner Flynt
The code is you're allowed three F.A.R by right. So you could do 21-stories and 3 F.A.R, and you don't have to come before this board. Could we agree.

Donald Mastry
No, you could not do 21-stories at 3 F.A.R. It's physically impossible,

Commissioner Flynt
but you could at least.

Donald Mastry
No, you can't.

Commissioner Flynt 02:50:14
I just want to clarify on that, but I have no further questions.

Donald Mastry
I can. I agree with you that if the F.A.R of a project is three, we don't need to come to this board. There no question about that.

Commissioner Flynt
Thank you.

Corey Malsyzka
To be clear, the base height without coming before the board is 125 feet. Just to be clear on that response.

Commissioner Flynt
Okay.

Corey Malsyzka
Just like the F.A.R bonuses there's height bonuses.

Commissioner Flynt
So, by right, 12 stories without coming before this board.

Chair Reali 02:50:53
Other questions for the applicant?

Donald Mastry
Any other questions?

Chair Reali
Not at this time, staff mentioned a registered opponent.

Kayla Eger
Yes, I do have a presentation that's been provided.

Chair Reali
Okay, all right, thank you.

Donald Mastry
How many registered opponents do we have?

Kayla Eger
I'm not sure. Did Betsy Lester,

Adriana Shaw
We have two registered opponents. Only one is present today, so the understanding is that they get the full time.

Heather Judd 02:51:34
Just to confirm Betty Lester. Not here? Okay.

Peter Belmont
And excuse me, I have not been sworn.

Kayla Eger
Okay, please raise your hand.

Chair Reali
If anyone else is going to speak that hasn't been sworn. Please stand.

Kayla Eger
If you weren't already sworn, please stand up and raise your right hand. Do you swear the evidence you're about to give today will be the truth, the whole truth, and nothing but the truth?

Speakers
I do.

Kayla Eger
Are you utilizing this presentation today?

Peter Belmont
I'm going to use the presentation, yes.

Peter Belmont
Good afternoon. My name is Peter Belmont. I'm here on behalf of Preserve The Burg today, and thank you for providing us with this opportunity to speak with you today. It's a great cliche, as you all know, location, location, location, but I think it's really all about what we're going to be talking about here today. And so there'll be some other parts of the code I will discuss. But when you're going to look at the code and determine if it checks all the boxes, there are more boxes than the quantitative F.A.R height, etc. You also have qualitative, or at least what I describe as qualitative criteria, which are your site plan review or compatibility criteria. And so, I think the issues that I would hope you'll discuss, and I know the one you had discussed to begin with at the previous hearing, mass scale, neighborhood compatibility as staff indicated, the applicant has not made any changes in the mass scale and compatibility of the proposed building between our two hearings.
I would suggest issue those well or historic resource impacts and related naturally occurring affordable housing impacts. My guidance for you is, let's look at some lessons from the past. There are three particular projects I think are helpful to look at. Fuel development down the street on 5th Avenue in the 100 block, Lake House condos you may remember from a couple years ago, and a much smaller project at 8th Street and 4th Avenue north, Fuel Hotel The 100 block of 1st, excuse me, 5th Avenue North, pretty comparable in issues. It was proposed for 23-stories. The applicant had agreed to go to 200 feet at hearing, it was denied and ends up in court. And that's one of the reasons why I think this is an important case to consider as well.
There it is, the red block there in the 100 block, so comparable the North half the block includes, like the proposal before you that North half, except for the one parcel on the West end. To get you familiar with that site, there was the old convenience store on the corner of 1st street there and 5th Avenue, kind of the square on the right side of the site. There's town view condos. And then there were originally next to that convenience store, three historic buildings, one of those remains today, which is pictured.
10 years after the application, it was designated as a local landmark.
I'm not sure any of you will remember this case in particular, It's 2007. I can smile, because ultimately, when it goes to court, I represented the two neighborhood associations, the Old Northeast and The Downtown Neighborhood Association. When the developer went to court, it's done by written argument,

legal briefs. And so we can look to see how did the city argue the case, and what the city had to explain to the court and convince the court that contrary to the developer saying, “I've checked the boxes, I met the height, I met the F.A.R, I met the setback. I'm entitled to my approval.” The city said, wait a minute. No, you're not. A project must meet the compatibility requirements before being entitled to approval. And the focus is on the surrounding neighborhood, it's not the entire zoning district, it's on that surrounding area. And so out of the city's brief to the court, the city explained to the judge that the opponents presented a case to the city council founded upon inconsistencies between the proposed development and the compatibility standards of the code and Comp Plan.

The neighbors objected that the development is in the wrong place on too small of a tract of land will be too tall and massive, will block the view from some homes. And the city argued to the court, this evidence is sufficient to support the denial. The court said yes.

So, you without a doubt have the authority to say no in this case. And what are those criteria? These are the criteria. Don didn't really mention these specifically, but these are your criteria. I call them the compatibility criteria. There's a site plan review criteria. And so again, in the Fuel Hotel case, the city explained to the court the reason why it was okay to say no was the land area wasn't sufficient. Again, if you have too much mass, too much development, it's not enough land area.

Peter Belmont 02:57:07

The height, mass scale and over appearance of the proposed development location, it was found to be out of character and not in harmony of the neighborhood and adjacent development. One of your criteria, and the city explained to the court that the massive building would substantially diminish 2 historic districts, again, part of your criteria for consideration.

In particular, I want to note one of those criteria you have to use, which is compatibility of use criteria. It's number 9. And there was some issue about, how is that to be applied when you talk about compatibility of use, Is it just like, oh, residential, residential, retail, etc,? Or is it the broader concept of, again, the mass scale, density of the building? And what the city told the court was it's that broader definition and consideration, and there's a definition about compatible in the comp plan too that should be considered and used not having a significant adverse impact with limited variation based adjacent uses and net density, etc. That is the Fuel Development case.

The next case, some of you may recall 200 block of Mirror Lake from 2023, very similar in terms of the numbers, the quantitative part of the story. 21-stories, 200-feet, staff recommended approval, as they did in the Fuel Hotel case. And you might recall this case made a visit to you 3 times as well. Time number 1, you expressed concerns like you did time number 1 here, the mass and scale. They continued the case said, we'll make some changes. Comes back to you time number 2, with some somewhat minor changes, and you unanimously deny it. It comes back time number 3, and it goes from a 7 F.A.R to 4.3 F.A.R from 200-feet to 125-feet, and it's approved.

And then finally, what I call the 3rd example, small project, 7-stories, 125-feet, but I pointed out because, again, staff recommended approval, denied by the Commission, and it was really about, in part, historic resources. There's the development parcel. The bungalow you see pictured there is kind of at the bottom of that development parcel. And it was kind of a strange design, in the sense, there was like a parking garage and parking ramp which would which would take out this bungalow. And in the end, again, as I noted, it was denied, the developer ended up selling the bungalow back to the private market and remains as a residence today.

So again, these major issues, these policies apply, and these concerns and criteria apply, landmark or no landmark. These are your tools for your toolbox, and I urge you, of course, to use them. Again, particularly criteria 8, 9, 12, and 14 within those site plan review criteria. They're very comprehensive. Those are, again, your compatibility, your qualitative standards, which apply as much as F.A.R, as much as height, and again, as fuel development teaches us, you can say no, if you determine these have not been met in your opinion. It's up to you to weigh how how to use them. I want to mention naturally occurring affordable housing, because, again, the city says they want to use naturally occurring affordable housing to meet our housing problem.
We have an overall, comprehensive plan, objective, and a policy that notes there in H 7.3 that to protect and preserve the significant housing, we're going to discourage the demolition of properties like we have at issue here today, and I would suggest you can consider those impacts under criteria 14.
I just want to note in terms of at least the Downtown National Register district, one of the properties within the district was particularly pointed out in the National Register designation. It was called the Miramar apartments, and it's a building proposed for demolition. And so, regarding, you saw pictures of properties proposed for development the surrounding resources you're within the downtown National Register. It sits across the street from the Round Lake National Register, historic district. Context is important. Location, location, location. I think that's what we learned. Generally you don't have these issues because generally the development is appropriate. But every once in a while, as in the examples I've noted, you need to deal with these particular issues. And my suggestion is that the code has a balance, and while it says you can build large and intensive in downtown, and that's what we want, that’s where intensive development belongs, it has to be tempered where appropriate. Thank you.

Chair Reali 03:02:30
Thank you. Blue cards?

Kayla Eger
Yes sir. There are 17 in total here.

Chair Reali
We have 17 speakers. I will read who is up to speak, and I will read the next person so they can be prepared to go to the opposite podium to speak. You don't have to speak. We can note for the record whether you are for or against, and if that's what you would like, that's fine. I can note that for the record. And you can also just say that you agree with with the other testimony. It's 3 minutes per person. When you come up, for us to be efficient, please make sure you say your name and address and confirm you've been sworn so I don't have to stop you for those items. And we will begin with is it Donnie Tate? come over here to the right. And then Max Smith will be on deck on the left side.

Audience Member
She left.

Chair Reali
Okay. So, I will note for the record that she was against.
So, Donnie Tate, if you could…

Donnie Tate
On this side, I don't want to speak.

Chair Reali 03.03:42
You don't want to speak?

Donnie Tate
No.

Chair Reali
but I will note for the record that you are against.

Donnie Tate
Okay.

Chair Reali
Thank you. Richard Crompton, if you can come to this podium and then after Richard speaks, we have Cheryl Ferron?

Cheryl Ferron
Yes.

Chair Reali
You can come to the, you can wait to come up, but you'll go to that podium when he finishes. Thank you. All right sir, so again, state your name and address for the record and confirm you've been sworn.

Richard Crompton
Yes. My name is Richard Crompton. I live at the Cara house at 450 5th Avenue North.
I've been there 10 years. Very happy there.

Chair Reali
Can you confirm you've been sworn in and then give us your testimony.

Richard Crompton
Yeah, I've been sworn in. Yes, I'm totally against Cara House closing down. Because I'm happy there and the rent is affordable, and I also help out with the repairs there. And if it did close down, where's the low-cost housing going to live? In other words, a few of us residents have low income and we're kind of worried about where we're going to live and all that. And of course, where we live now the rent is more affordable for all of us. And as I said, I'm totally against Cara house closing. Thank you very much.

Chair Reali
Thank you .Please. And then after Cheryl, we have Arthur Eggleston. Yes, thank you.

Cheryl Ferron 03:06:02
Good afternoon. My name is Cheryl Ferron and yes, I have been sworn in. I do live at 450 5th Avenue North. It's clearly impossible to get into housing. The rent. The landlords at Cara house do keep the rent affordable. My concern is living somewhere like Cara house. We're all very concerned. We're all very concerned, and I am strongly opposed to this apartment tower and parking garage. Thank you all.

Chair Reali
Thank you. After Arthur, we'll have Nori Morimoto, that'll be over here.

Arthur Eggleston
Okay, I'm Arthur Eggleston. I'm a resident of Care house. Apartment 4456, I'm totally against them raising Cara house as well. It serves a purpose where it's at. It's centrally located to where the people in Cara house, a lot of them are disabled and not able to find other places to live that they can afford. I'm on Medicare, like I said, the affordability the central location of the places to Social Security, employment, office and housing, grocery stores, the amenities that we need are all centrally located within just a few blocks. I'm totally against them relocating the people. It's it's a matter of expediency for them. Where are they going to go?

Chair Reali
Thank you. Actually, next will be Kristy Anderson who will follow. Sir.

Nori Morimoto
Thank you. Good afternoon. I'm Nori Morimoto, and I have been sworn in, and I'm the president of the Historic Uptown Neighborhood Association, which is just across the 5th Avenue from this development, at least, that's the southeast corner of the of the neighborhood. The Pelican development has been a topic of discussion at various HONNA meetings for the last four months, opinions and comments arranged from negative reactions of destroying the historic nature of the neighborhood, deposited support for the development of St Petersburg. In December, we conducted a survey with approximately 1200 HONNA households. The results show strong overall concern for 3 items.
The proposed architecture conflicts with the neighborhood's predominant craftsman style. The Pelican design does not fit the character of Historic Uptown North of 5th Avenue.
The proposed development is out of scale. This is second item. The proposed development is out of scale for its location. The 21-stories will overwhelm the 1 to 4, 4 buildings across 5th Avenue north.
The third item was increased in density will exacerbate the parking issues that we currently have already. Parking and traffic impacts are a major concern for all residents. Of the three concerns, the most important to our community is the style of the architecture and the scale of the structure.
The proposed development brings a stark, high rise development across the street from a neighborhood with mostly single-floor, craftsman style homes, and within close proximity to Historic Round Lake Park. Of a special concern nearby residents, park dwellers and wildlife would be impacted by large shadows. The Historic Round Lake Park is 1 block away from this 21-story proposition.
The park is important to our residents, quality of life. People always enjoying, taking a walk around it, and we have family members living in their, ducks, fishes, turtles, frogs, they're all there.
And the kids just love that. The kids go down there, and they even name them so they become part of the neighborhood. The park is important to the residents, quality of life and their property values, the

developer must consider how the proposed buildings will affect this unique community asset. In conclusion, addressing the style by adding a craftsman style facade and reducing the height so that the structure does not cast shadows over Historic Round Lake would significantly improve our support for The Pelican. Thank you.

Chair Reali
After Miss Anderson, I have Catherine Sole on this side.

Kristy Anderson 03:11:25
Hello, commissioners, committee members, whatever.
I'm Christy Anderson. I'm the immediate past president of Historic Uptown Neighborhood Association. I live at 826 Dartmoor. I've been sworn in.
I think the city's comp plan, with its directive to taper building heights in downtown, is a good one. You see the beauty already here on Central with a 40-story building at 3rd Avenue, we've got an approved 28-story condo, and on 4th Avenue North the 12-story Peterborough Apartments, culminating with culminating with the 4-story arts and crafts Museum and the 3-story Hollander Hotel, and The 3-story *inaudible* Hotel. East on 5th Avenue, going down towards the bay, is a 10-story condo across from the Palladium. And tapering up from the corridor from 14 to 28-story condos to the site.
West on 5th Avenue are homes and businesses, nothing taller than 3-stories. The proposed Statler building is going to taper up to 20-stories. I don't see how that kind of tapering works, from 40 to 28 to 12 to 21 all along 4th Street and 5th Avenue, there are buildings that are human size. Putting this building on this site is akin to putting Greenland there. Why not? Why not Greenland? Absurd, right?
This is a huge monstrosity of a building. This is absurdity. We in Historic Uptown, bought in the community because we appreciate beautiful old homes and the history they hold. We did not buy them so we could put parking lots in the backyards. We've invested our hard earned dollars here because we like the feel of brick streets, granite curbs and our neighborhood platted in 1888. We like to live in historic uptown, visit historic downtown, the old northeast. These are not just historic buildings. They are part of this historic area, as well as naturally occurring affordable housing.
Build a modest parking garage. Perhaps we'd like that. But why not keep these old buildings as restaurants, retail. Let's put a community garden in there. Let's move the Chamber of Commerce there for people entering downtown. Maybe we can raise enough money to bring this to the table, because these people actually want to sell this property. The City is buying empty land. Let me talk to the Mayor about that. Why not a historic park? I hope the owner can think outside the box as the buildings do not fit on this corner. Thank you for your time.

Chair Reali
After Miss Sole,

Catherine Sole
Sole, correct.

Chair Reali
On the right podium will be Robert Blackmon.

Catherine Sole 03:14:35
Good afternoon, I've been previously sworn in. My name is Catherine Soul. I own the properties at 555, 5th Avenue North and 551, 5th Avenue North, directly across the street from the proposed development. My properties are in nearly all the pictures that you've seen today.
I'm in strong support of this proposed development. Several years ago. I've been involved with 5th Avenue North. Several years ago, I was involved with the city and D.O.T. to propose the lane changes to 5th Avenue North. I'm sure you're all familiar with that. That took several years of work.
What I learned in that process, which I was surprised to learn at the time, is that 5th Avenue North is the second highest trafficked corridor in the city of St Pete, second to only 4th Street North, which was a great surprise, but it made a little bit of sense, because it's the exit out of our city, going to 275 North and South. And while I think that's an important feature of our city, unfortunately, 5th Avenue North, for anyone who's been there as long as I have, which is about 10 years. It's plagued by vagrancy, low-income housing and just overall unsightlyness. And unfortunately, the homelessness issue we have in loitering around businesses such as mine on 5th Avenue North is precipitated by certain low-income housing, and to be more direct, the actual proposed sites for demolition.
So, when I was when this proposal was brought to my attention, I was very excited about it. I thought it met a need for this city, and I was happy about it. And then I was equally surprised to see there was such direct opposition, especially at a late hour, because I understand this is almost a 2nd quasi-judicial hearing on this issue. To see that the Preserve, the Burg is essentially taken an element from the code to talk about eligibility for historic designation, to say this property should not be appropriate or property should not be appropriate for demolition.
The challenging part about that is, if that becomes a standard for our city, there would be essentially no development involved in our city, and I think that's not only a problem for the city, but it's a problem for the neighbors, and I'm one of the direct neighbors across the street. Undeniably, I believe the second most trafficked corridor should be an appealing corridor.
We want visitors to notice, and we want our residents to see when they exit the city. Alternatively, the way 5th Avenue North looks right now, it will remain stagnant. It will completely fall behind other streets, which is somewhat depressing and hard to control. And I think something like this, which shows progress, which is, like I said, supported by the immediate neighbors, would be helpful, not only for the city, but for neighbors such as myself at 5th Avenue north.
I find the delay in this opposition to be extremely prejudicial to the owners and extremely prejudicial to somebody like me who has actually taken the time to assist with things like this, to help 5th Avenue north. I strongly support, I strongly request, excuse me, your support for not only this applicant, but for the application itself. And I hope you understand that it's the direct neighbors who try to make the progress happen in this city. Thank you.

Chair Reali
After Robert Blackman, Karen Potts on the left podium.

Robert Blackmon
Robert Blackman, 11901 4 Street North, speaking today about the project,

Chair Reali
Please confirm that you've been sworn.

Robert Blackmon
And I have been. I think this project beautifies our city. It's on the entry point to 4th Street. You know, is there some mention made about the contributing structures on the site currently, they do contribute, but they contribute to the blight of the entrance to downtown. The replacement of them would be extremely beneficial for downtown and all residents and visitors. I'm excited for the mixed use aspect of the building. It follows through with what we should have, which is complete neighborhoods that truly serve the people and the neighborhood and the residents.
5th Avenue North has been talked about here, it is an interstate on ramp. With this building will come increase pedestrian safety and bicycle safety by slowing things down. If there is any increased congestion, it will actually benefit those who are pedestrians and walking from Uptown.
The public art, that's also compelling to me. It matches the pelicans we have at the pier. It really brings a sense of place and of neighborhood to this.
The parking that is provided, the parking garage, people have said, well, it'll serve the hotel. It's going to have more parking today than is currently there, which will certainly help take cars off the street, not put more on them. I came to the meeting in September when tapering was discussed for a long time, and there was confusion on that.
Tapering is from district to district, not within a district. I'm glad that staff finally pointed that out, because this is wholly appropriate for what should be here. The preservation claims of this site. The crown jewel of the site is the Hollander hotel that is going to be preserved and enhanced with this influx of capital. I'm a strong preservationist, I've won multiple awards from Preserve the Burg, Peter Belmont to me, is a folk hero. He's one of the greatest guys in our city, but this site is not the site to be saving the buildings that are there they're in very poor condition, they do not have much of their historic elements to them.
We've heard from the neighborhood association, Round Lake, saying that this is, there was concerns from that neighborhood.
This is not in the Round Lake neighborhood. It's under the purview of the Downtown Neighborhood Association and the Downtown Partnership, both of which have had letters of support of this project.
This is in their purview. Also, I went to a meeting about 2 months ago at the Hollander hotel. It was put on for the benefit or the residents, excuse me, of the Round Lake Neighborhood Association to answer questions.
There was about 40 people there, and at the beginning of the meeting, I would say over half of them had serious concerns about this. At the end, people stayed extra hours, were drinking and toasting up how excited they were. But everything I have said so far is my opinion, and the opinion of these speakers. The most important opinion here is the opinion of the staff. This has unanimous staff approval.
Unanimous staff approval. If we're going to deny this today, we're setting a horrible precedent for development. When I served on the city council, we rely on our staff so heavily. You have to trust the people whose careers, their blood, sweat and tears, been put into approving this and making sure the right thing is done. Unanimous staff approval. I can't say anything else, this development is the right thing to do, it will enhance beauty, and it will also help our tax base, in a year in which we're worried about taxes being changed at the state. Thank you very much.

Chair Reali
Thank you. After Miss Potts at the right podium, please. Eric Ryder.

Karen Potts 03:21:00
My name is Karen Potts. I live at 2836 7th Avenue North, and I've been previously sworn in.
I am a member of Trinity Lutheran Church, and I am on the Council of Trinity Lutheran Church. I headed the designation of the sanctuary, which is not proposed, it is, in fact, designated.
I am not here on behalf of the church, I am here as a concerned resident. My concerns are twofold, and one of them being accountability, and one being appropriateness, which has been touched on a lot.
I, as an individual, would like to see that there is a need for this tower. There are so many towers such as this one that have been bought, and I don't see any data or any specifics that show that these towers or town homes or apartment complexes or whatever has been built is a affordable or leased or occupied? Do we need another tower? And does it need to be in on that corner? And that brings me to my appropriateness.
Previous concerns were its heights and density and appropriateness to the surrounding neighborhood. It seems like none of those issues were addressed. I still question the necessity and how it can be even considered in this location. It dwarfs the historical crossroads of 5th and 4th. 100-year-old structures such as Trinity Lutheran Church, Coliseum and Mirror Lake area. The shuffleboard courts too.
Historic Buildings have an appropriateness too. It is our history. Developers could easily include appropriate sized additions to the revitalization of the existing historic structures. There are people living in these structures. We talk about it like they're dying and falling down. They're not, there's human beings living in these buildings now, that is their home and it's affordable to them.
Reimagine it, if you will. Like existing homes have been done around Mirror Lake is a good example of that, the palms on 5th Avenue, the Nelson on 5th Street, and there are the Coliseum apartments, which are all seem to be run by urban core as a management company. They are all affordable and occupied. These people need their homes. And to say that they'll be relocated. Two things, will they? Who will? Are we sure? And can they afford it? The young people that live in these apartments are trying to make a living, the older folks or the disabled folks are trying to stay alive.
These homes showcase our history and remain attainable to many residents that live there now come to Trinity Lutheran, and by the way, I'm at that church, me and my husband 3 or 4 times a week doing, you know, maintenance. You know. I'm concerned about the church and what will happen to these historic areas, what will happen to these people that come to us for lunch and companionship and ministry. Thank you.

Chair Reali 03:24:16
We have Eric Ryder, and then after Mr. Ryder on the left podium, please, Raymond Aresaunault.

Audience Member
He had to leave.

Chair Reali
Okay, I'll just know for the record that he was against. So then next would-be Philip Ten Eycle. Sorry, that would be on the left podium.

Eric Ryder
Go ahead. Hi there. My name is Eric Ryder. I live in 1011 East Cumberland Avenue in Tampa. I have been sworn in. I'm the architect, loved and hated. I'd like to just make a point that we did step the building down to the West, as requested by council, so there's a smaller tower towards the church in the neighborhoods. We did. I did actually run a shade study for the Mirror Lake, as I was, there was concern about that. I ran it today, and at no point during the day, during the summer or winter will the park be covered by the shadow of the building, as a note. So that shouldn't be a concern. We did pull the building away from the corner 4th and 5th, to create a nice little exterior space there.
We're planning on putting a large Pelican branding the building as the bird to St Pete. I think that, like it has been said before, we're meeting all the city's code requirements and should be be allowed by right. So thank you. If you have any questions about the design, I can respond, but I do want to make a point that those initial renderings that were shown at the previous meeting were not renderings. They were just a DX file from Google Earth. So those I know, there were comments made at the renderings, the renderings and was actually published how horrible the renderings were. Those were not considered renderings. Thank you.

Chair Reali
Next on the right will be Colleen Kodner.

Philip Ten Eycle
I'm Philip. I live at 512 Dartmoor Street North, right across from there, and I've been sworn in. Thanks for your consideration and the opportunity have been put through the community today, my girlfriend and I have conversed many of our neighbors who have to work today, and they're counting on me and the others in our community to help voice their opinion. The historic uptown neighborhood is a beautiful, quaint area with historic homes and a quiet park around Round Lake.
A towering 21-story building on the south side of 5th Avenue would put our community in its shadow. I live in 100 year old hotel converted into apartments right across the street from the proposed development. The proposed property would include a parking garage to help with the influx of visitors and guests in the massive building. Even though the facility will have, you know that, they'll charge for parking, and a lot of people aren't going to want to pay for that, so they're going to park in our neighborhood. And then parking is already hard to find. It'll end up a battle, you know, just in park near their homes, for residents in the area, and not just you know, after the garage is built and when the you know the site's operating, but during construction as well. It'll take up a lot of spots for local businesses as well down the street. If the property were to be respectful of the neighborhood and simply asked to keep it at a reasonable height, it would fit with the community, possibly. The current plan is very inconsistent with the neighborhood's architecture. As it is either way, it will displace people on the block and offer only expense more expensive options in the future. Eliminating affordable housing, raising rent prices in the area for an already high market. And I live in 100-year-old building. It's proof that you can improve the use of a property without destroying the historic charm or building a massive skyscraper. The developer said that other tall buildings have been approved, one even 20 years ago. I would point out that just because somebody made a mistake 20 years ago, it doesn't mean that you have to do it. You know? It doesn't, doesn't mean that same mistake should be made today, and hopefully we're all wiser now and recognize the importance of and of the character of how a community is.

Property owners on the north side of 5th Ave have had the foresight to help preserve the area because of its unique character, and I would ask that you further preserve that. You have a unique opportunity to preserve this historic community. And I ask you to please do so. Thank you.

Chair Reali 03:28:45
Thank you. And then after, Colleen Kodner on the left podium, Manny Leto.

Colleen Kodner
Hi there. Good afternoon. I'm Colleen Kodner. I've been sworn in. I live at 512 Dartmoor as well. I'm gonna try and keep this short and from the heart, not too technical, but we're spending a lot of time today talking about code. And I come here to speak about people, not code.
I live in the dwelling adjacent that he just mentioned. It's over 100 year old property. There's about 31 residents residing there. We are renters, and we don't always get the same voice in the community, but we are nonetheless a part of this community, and many of my neighbors are in the working class folks that couldn't make it here today, and we have spoke about this project at length, so I come here to speak on their behalf. We unanimously agree we don't wish to live in the shadow of this project, which we quite literally would be living in the shadow of this project. We chose our quaint and lovely neighborhood for a reason. We have faith that you won't sell that out from beneath us prior to living there seven years in this community in St Pete, I've always been a metropolitan dweller, and I can tell you one thing, once we allow projects like this to disrupt our landscape, you know, there's no turning back. There's no turning back, we won't get our quaint St Pete back.

Chair Reali
Thank you. Next on the right podium would be Michael Thomas.

Manny Leto
Good afternoon.

Chair Reali
I'm sorry?

Audience Member
He's not here.

Chair Reali
He’s not here, okay, I'll note that he was against. So then next on the right podium will be Michael Gardner, or, sorry, Robert Gardner.

Manny Leto
Good afternoon. My name is Manny Leto with Preserve The Burg, 2219 6th Avenue South. And thank you for your time today. I know these days are very long, and so we appreciate the work that you guys put in. You, obviously we heard from Peter Belmont. You have in your packet a letter from Emily Elwinn. You should have received yesterday a letter from HONNA. And the majority of those write ins were against this project, and you're hearing additional voices today.

So just to be as brief as I, as I can. When we do think about historic structures, I know that there is a tendency to think about grand structures, the YMCA. We think about the Vinoy, but as people have attested here today, bungalows, shotgun homes, 1920s quad plexes. They are part of the story of St Petersburg and while the demolition is permitted in a national registered district, these structures contribute to the overall character of the community, and they tell the story of a city. Next, these historic districts are not a secret. The downtown National Register district has been in existence for 21 years. The Uptown National Register district was created 22 years ago. And my point is, that taking the time to understand the location, context of a potential development, meeting with the preservation staff in advance should be part of your pro forma of a potential development.
The code is very clear about the primacy places on the value of protecting historic structures. Finally, there is a persistent assumption being made by the applicant that the code permits, by right, a seven F.A.R, that is not correct, as Mr. Belmont outlined. There are indeed two portions of the code for you to consider. Both are viable. If it were the case that a seven, or that these things were granted by right, then our presence here and your presence here would be superfluous. Why are we here? To review these issues. There is likely a thoughtful, profitable, well-designed project that fits this site, that addresses beautification concerns and others raised here today, but it is not this project. We encourage you to vote no.

Chair Reali 03:33:08
Thank you. Next on the podium will be Aaron Waite.

Robert Gardner
Hello, I'm Robert Gardner, I'm, I live at 450, the Cara house. I've been sworn in. I think, tearing down this, these buildings, or my house, which is basically it is. I'm just going to be honest with you, it's my house. I've been homeless for God knows how long, and I just my caseworker got me this place. And by destroying this property, you're going you're sending a message to disabled people, veterans and people's family members, that the government can come in and just confiscate everything. I'm vehemently against this. I urge you to vote against it. I mean, I don't have, I'm not the smartest tool in the box, but I do know that we need a country that will serve our veterans better and that will help our homeless and disabled, thank you.

Chair Reali
Aaron Waite. I don't know if I'm saying that one, right.

Audience Member
He had to leave.

Chair Reali
He had to leave? Okay, there's no indication on the card. The last speaker card I have then, is Edward Reinhardt.

Edward Reinhardt
My name is Edward Reinhardt, and I reside at 442 5th Avenue North, and I've been sworn in. What someone earlier was talking about, the closing of the Cara house would be detrimental.

I, for those of us that were here earlier, when we're talking about the pine trees, I think some of the residents of the care house will be lost in the shuffle and maybe go back to homelessness. Also, I wanted to add that in addition to the low rent, the Cara house provides video doctor visits once a month for some of its residents, and also once a month visits from the pharmacist or deliveries from the pharmacist. Thank you, and I hope you have a good day.

Chair Reali
Thank you, no more blue cards?

Kayla Eger
Nope.

Chair Reali
Okay, we are now moving to the cross-examination portion. Staff. Do you have any cross examination question?

Adriana Shaw
I do not.

Chair Reali
Applicant, do you have any cross-examination questions? Yeah, you go before on this one, and then the last one you go last. Wait, do I have that wrong? I'm sorry, I might have that wrong.

Christina Boussias
I'm sorry, the order of cross examination is; cross examination by city administration, the registered opponent then the applicant.

Chair Reali
Okay, so applicants last for both of the last two? Because they rebut last as well. Ok I'm sorry, sir.

Christina Boussias
I think what you might be thinking of is when there's an appellant.

Kayla Eger
Yeah. We've had a lot of those.

Chair Reali
So registered opponents, do you have any cross-examination questions?

Peter Belmont
For staff, first of all, there was some reference to 400 Beach, and I have a question or two concerning that. That's a different zoning district than the one at issue. Is that correct?

Adriana Shaw
I did not reference 400 Beach.

Peter Belmont
No, there's been some discussion today.

Adriana Shaw
Oh, I'm sorry you said staff at cross examination, I figured you were saying something that I referenced.

Peter Belmont
No, there's been discussion today. Mr. Mastry brought up 400 Beach. So I just want to clarify some matters concerning it. So, is it a different zoning district than DC-2?

Adriana Shaw
Yes.

Peter Belmont
And what is the base F.A.R for that DC-3 zoning district?

Corey Malsyzka
2.0.

Peter Belmont
And the maximum?

Corey Malsyzka
4.0.

Peter Belmont
A couple of questions regarding the parking garage for the proposal. My understanding is that you determined 370 spaces were required by code?

Adriana Shaw
Correct.

Peter Belmont
And there's how many in excess of that?

Adriana Shaw
I'm not good at math. 385, 485, sorry.

Peter Belmont
About 115 in excess?

Adriana Shaw
Sounds good.

Peter Belmont 03:38:04
Fair to say about 30% in excess. And regarding that excess parking, that is not part of the7 F.A.R. calculation, is that right?

Adriana Shaw
It's not part of the 7 F.A.R.

Peter Belmont
And regarding the block, it's more or less a standard block, 450 feet, in terms of the 5th Avenue face, is that correct?

Adriana Shaw
That appears to be correct, yes.

Peter Belmont
And that 450 feet, most of that will be taken up by by the building, correct?

Adriana Shaw
Yes.

Peter Belmont
And most of that building face along 5th Avenue will be parking garage at the base?

Adriana Shaw
Well, it's wrapped at the base, but yes.

Peter Belmont
All right. And in terms of that standard 450 facing on the block, that's same downtown. So Central Avenue, for example, the 400 block of Central Avenue is that same 450 facing block. Is that correct?

Adriana Shaw
Yes.

Peter Belmont
All right. And if we look at the new building in that 400 block, the residences at Central again, it has a building base that essentially goes most of that 450 feet Correct?

Adriana Shaw
Correct.

Peter Belmont
And most of that is parking garage at the base, correct?

Corey Malsyzka
I mean, it's, again, there's retail on the first floor on Central and even on 5th Avenue.

Peter Belmont
Regarding the parking garage that's being proposed. Are there any other parking garages within the DC-2 district facing a street that had a larger facing on the public street.

Adriana Shaw
I am, nothing that I've processed. I don't know if Corey,

Corey Malsyzka
I mean, I would have to think about other projects that we've had

Adriana Shaw
Yeah.

Peter Belmont
Nothing that pops up?

Adriana Shaw
Nothing's popping up that's currently

Peter Belmont
All right, then I have a couple of questions. If, is Mr. Kilborn in the back oh he's right there.

Peter Belmont
Derek how many contributing properties to the national register will be demolished by the proposal?

Derek Kilborn
Good afternoon, Derek Kilborn, Director of Planning Department, I had identified that information in the report. There are 3, 4, 5, 6, parcels, 5 parcels that have contributing structures on them.

Peter Blemont
I think you had seven buildings, is that correct?

Derek Kilborn
Sorry, I'm just catching up to you. Will result in the demolition of 7 buildings on 4 contributing parcels to the downtown St Petersburg national registered district.

Peter Belmont
All right, and can you think of any other project that has resulted in the demolition of more contributing structures to the national district?

Derek Kilborn
The lake house project, as was identified in your original presentation, also had contributing resources. I don't recall the exact number, and whether or not it was more or less.

Peter Belmont
And in terms of the acronym NOAA, what is that?

Derek Kilborn
NOAA stands for, or is commonly used to describe a term naturally occurring affordable housing. It is not referencing a regulated housing price. It is describing, generally, the historic nature of a building and oftentimes the lack of amenities that come.

Peter Belmont
Okay, and does the city code or comp plan define historic resources for the city?

Derek Kilborn
It does have descriptions for historic resources.

Chair Reali 03:41:51
Applicant, do you have any questions for staff or witnesses.

Donald Mastry
What I'm listening to here today is just phenomenal.
I mean, so much distortion. It's unbelievable. But I'm going to ask Corey to explain to us like he did before, because I don't think everybody was here. The tapering and how it works, and does it have an effect on an area outside of the height map?

Corey Malsyzka
No. So I mean, the height map itself does not correlate with the zoning district. The height map correlates basically with the intensity of how we want development to occur from the core out to the perimeter. So looking at the height map which was provided, I believe at the first hearing to staff and to the commission, denotes the highest at the core, which is kind of what you would see along Central Avenue, from the water going up to 5th Avenue, and then it goes down to the 5th Avenues, North and South, as well as going out West to the interstate. And that's where the lowest heights would be, again, the base height within typically low series of 125 feet up to 200 feet. We do have some additional height, actually, on 5th Avenue South where the hospitals are. So it doesn't, it's not a direct correlation, again, to the zoning district.

Donald Mastry
You know, I referenced that the way when, when the height map is not acceptable, the way to solve the problem is with amendment. Do you recall the All Children's Hospital Rosa Park amendment that was made?

Corey Malsyzka
Yes, I know I didn't work on it as much as my, the director of planning, Derek Kilborn, worked on that, but yes, there were some changes made to that height map before it was adopted.

Donald Mastry
You know, last month's meeting, I was looking through the staff report. I guess, you think we ought to probably follow our comp plan, don't you? At least our land use policies in it?

Corey Malsyzka
That's correct.

Donald Mastry
And I want to just, can we cut this on? This will just take a second.

Corey Malsyzka
Can you turn the overhead on?

Donald Mastry
This is out of your staff report of last month in another similar case. In fact, it was very similar. It was right around Mirror Lake, and if you'll look down there at the bottom, 23.3. The city's LDR shall continue to support greater development intensity within the corridor and center zoning districts, particularly where located along fixed transit lines and around transit stops and transit stations. The site that we're dealing with today is along fixed transit lines, isn't it? And near fixed transit stops?

Corey Malsyzka
It is served by PSTA. Correct.

Donald Mastry
Yeah, you thought it was really important in a nearby case that this policy be imposed last week or last month. Do you think it ought to be supported in this case?

Corey Malsyzka
That objective? Yes.

Donald Mastry
Okay, thank you. I don't have any more questions. I do have a rebuttal.

Chair Reali 03:45:28
Okay, thank you. Staff, do you have any closing rebuttal?

Adriana Shaw
I do not.

Chair Reali
Opponents. You have a closing and rebuttal.

Peter Belmont
I do.

Kayla Eger
Do you want this presentation?

Peter Belmont
Yes.

Kayla Eger
Okay, Do you know what slide you want?

Peter Belmont
It's going to be after, where we were at, but there should be good, yeah.
All right. Again, good afternoon, and thank you for the long afternoons that all too often your meetings end up being.
I think preservation and neighborhood compatibility are cornerstones of the planning process to ensure the city we want. And I say that because I don't think this is what we want for this location. Again, it's location, location, location. It's just too big for this location, the garage is too big. And I would suggest to you, what we're really building is, you know, a huge garage next to a neighborhood that belongs in the core of downtown.
Historic resource review is independent of local landmarking. Again, your code does not talk about local landmarks. It talks about historic resources, historic resources, historic resources. In exceptional circumstances, maybe relocation should be considered to minimize impact. But what I really want to say is that I would suggest to you that historic resource impact is no different in concept than other impacts, traffic, drainage. And what I mean by that is, if there is an adverse impact, you look for ways to minimize or to avoid impact. You don't simply say, Oops, there's an adverse impact, too bad and continue on. And I think that's what we are doing as proposed.
Regarding historic resources, maybe relocation is something to be considered here today. One simple thing I would suggest, if you were going to approve the project that could be considered, is F.A.R bonuses. There are 2.5 F.A.R bonuses that have no specific designation in the sense of it's going to be X, Y or Z, from the menu of choices.
It could be using historic TDRS. Could be using historic TDRS that exist today or others that will exist in the future, but you could say those 2.5 F.A.Rs will be historic TDR you have the opinion of Miss Elwinn that was submitted to you this week. And I want to just note that this project unto itself is not going to result in a downtown that we don't recognize. But I would suggest to you that if we don't use our tools in the toolbox to make sure that development overall is appropriate for the location and considers both the quantitative and qualitative portions of the code which you're responsible for using down the road we're

not going to recognize downtown. Preserve The Berg is not opposed to development, and as I said earlier, downtown is where intensive development belongs.
Mr. Mastry, well, let me say this that the quote here is from a previous staff report and why it deals with the in-town redevelopment plan. It's as relevant to this location as to any other location downtown. And so the question came up, what is it? Is it maximum development downtown? Or what? And staff responded. “It has been suggested that the previous prevailing land use classifications, IRP established the vision that encourages achieving a maximum development. Staff disagrees.” Preservation has been part of the in town redevelopment plan from its start. And what about your site plan review and compatibility criteria. Mr. Mastry suggests that a developer should be able to depend upon being able to submit a proposal that meets those quantitative numbers and get a yes. And I would suggest, whether it be Preserve the Burg, the Uptown or Round Lake neighborhood association or anybody else has just as much right to expect that this commission and city council uses all the tools in the toolbox, including the compatibility criteria. That's what city council chose when they adopted those criteria. Older, smaller, better deals with the idea of reusing historic resources. But again, in the end, we're talking about too much in this location. And I would suggest that denying the location is going to result in a better, more context sensitive development in the future like you achieved at 200 Mirror Lake. Thank you.

Donald Mastry 03:51:36
Thank you. This is as I started out before, and this is a no variance application. I want to clarify one thing that Peter pointed out. He really brought the fuel building up. The fuel building started out at 33-stories and a 14.5 F.A.R and it's reduced version was 9.5 F.A.R. So yes, that was not, not approved. The, in addition, I don't care what district the building at 400 Beach Drive on 5th Avenue North is in. It's a 29-story building next to the most cherished neighborhood association, The Old Northeast, and it's been there for years, and it works, and it certainly can work at 4th Street and 5th Avenue at that intersection, A 21-story building, and we have the neighbors across the street most affected by this project, all supporting it. The only one we couldn't reach in but there's no indication or against it.
I would like to mention first, there are 74-units living units in these houses. There's 49 occupied. The same owner has other properties nearby that he can relocate people too. People are not going to be without a place to live. And with respect to the height map, you either enforce it or you don't. In fact, yet goes to something deeper. We have a comp plan. We go through a vision 20 something, 2020s 2050, plans. Then we have amendments to the comp plan. Then the comp plan is implemented by LDRs.
Mr. Belmont wants you to say, Well, don't worry about those. LDRs, they don't matter. I've never seen him come up here and support. I've been dealing with him since 1977 I know he's sincere. I like him, but damn it, he has never supported a building that I know of. I can tell you they're always these intangibles. Is what he relies on, and if we relied on him, our city wouldn't, wouldn't be anything like it is today. His whole theory is today, tall buildings can't, can't survive next to short buildings. And that's just untrue. Just look all around the city. They're compatible, and they can survive. And this deal about F.A.R bonuses. You know the code says what it says in the code, the city wants to encourage you to use them. It's not something they don't want. And this applicant met, I want to mention. I didn't get to, with the St Pete downtown neighborhood association, the downtown business association, as well as meeting with the chamber and the Downtown Partnership. But these other associations saw presentations. You didn't see them here objecting today. And if they had been against it, I think they would have been here objecting. They met with historic uptown; they met with Preserve the Berg. I thought Peter Indy was trying to imply they didn't, but it's my understanding, they had several calls with Preserve the Burg, even it was proposed

about his we buying more TDRS, historic TDRS. When we came back to him and said we would entertain it, he said, well, we don't want that now. So there has been discussions.
We didn't ignore preserve the bird, but I will admit we didn't satisfy them either. I I still go back and say the most affected people are those on 5th Avenue, and they're in support of it. They're the neighbors, and this building is not going to affect Round Lake. I defy anybody to show how it's going to affect Round Lake. And the building on Merrill Lake is a little different in that it was on Merrill Lake Drive and that that area has been designated something really special. 5th Avenue and 4th Street is not special. Best thing you can do is get run over there.

Chair Reali
Please stop ma'am. Stop. Pardon,

Donald Mastry
What?

Chair Reali
I'm asking them to stop distracting. Can you please give Mr. Mastry.

Donald Mastry
I'm deaf and blind. I didn't even see him or hear him.

Donald Mastry
Well, you know I really, you know where I stand. You know where the other side stands. I urge you to approve this plan. It will carry out the comp plan, the LDRs, and that's what this city has set forth as a plan. And I thank you for your time.

Chair Reali
Thank you. We'll go into Executive Session.

Commissioner Conroy 03:56:39
I'll be happy to take the bait. First of all, I mean, I want to thank everybody for the public engagement. I think this is when the process works the best, when there's people who are here and engaged and speak. I also think, for you know, I've been coming to the chambers for a long time, as I know a lot of you have, and to see Peter and Don face off against each other is like two living legends in a heavyweight fight.
So that's always well thought of, and, you know, well reasoned. There's really 5 things that that I thought about through the last couple hours that I want to put on the record.
One this property is clearly in the CBD, which, as the code, identifies as our highest and most intense use. That's what it's there for. You know, having spent a lot of time on historic issues and preservation issues, which are incredibly important. The fact that these are not locally, the 6 or 7 structures that are not locally designated is a very important fact. I think as interpreters of the code, we have to be super careful about who defines what scale is, what group, what constituency, what, what people or persons, and because we need a code that is clearly interpretable, clearly understood, it can be relied upon by you know, future users and residents of our city.

I was really moved by the conversations about Cara house. That incredible was incredibly powerful and and, but it also struck me that that's beyond the purview of what we do here, because the owner of Cara house could shut it down tomorrow. I sure hope they don't, but they could, and there's nothing any of us could do up here to stop that.
So as poignant and meaningful as that discussion was, I think it's entirely beyond what we're doing. And Mr. Belmont made a great point at the end where he talked about the mitigate, effects of development that need to be mitigated. And he cited traffic, and he cited drainage, and then he also cited Historic Preservation.
Well, I was also moved by the fact that city staff, which is the the arbiter of those mitigates and the other issues, whether it's traffic or drainage or the building code, they are the ones that make that determination, and they should be in the historic preservation realm as well. We have a whole department that does a tremendous job, and as was pointed out in the staff report, all the city staff departments approved or recommend approval of this application. So if we're going to rely on the engineering department or sanitation department, we should also rely on the opinion of the Historic Preservation Department. So I would be in support of this application.

Commissioner Kiernan
I appreciate Commissioner Conroy's points. For those, and I think most of you have been here all day and seen the work of this committee, this commission. As my late mom used to say, when I would complain about something, well, no one makes you do it. And no one makes us sit up here. We volunteer to do this. We take this job very seriously, and you all do too. You took time out of your day today to come here and engage in discourse, respectfully, some old combatants so I guess, predate my time as commission, but there's one thing is for sure, you cannot question the sincerity of the people here today and their points of view. Earlier today, we dealt with a case, a house on the water people in an income stratum beyond many people, and probably going to be resolving in that house being torn down. You saw us struggle with that concept, and we should have struggled with it, because that's going to dramatically affect some people. But you know what? That's money. And I want the folks at Cara house and the folks that are, could be affected by this where you live, to fully understand that this commission has a lot of empathy for that. As Mr. Conroy said, unfortunately, that's beyond our purview. But the fact that it’s beyond our purview doesn't mean that we don't take it into account.
I hate to say it, but I think in today's legal excuse me, today's political climate, a lack of empathy seems to be in vogue. Seems to be a point of strength. I don't view it that way. I view it as a sign of weakness and avoiding issues that are relevant to us today, and the issues raised today by the folks at Cara house are very relevant. But again, there sounds like a cop out, but there's that's not our purview today unfortunately, it's just not.
So, I look at this, this case, and I thought about a lot since the first time we had it. And I again, take into account what everybody said, I keep coming back to something that Mr. Belmont said, location, location, location. I'm struck by the fact that the district it is in just unequivocal and clear, very clear, and the code is very clear. And the fact that, and I said, last time we had this, this case before, it's not a thoroughfare, it's an intersection that I go by 20 to 30, times a week. It is like one of the proponents said, that it’s one of the most heavily traveled streets in the city. That, to me, makes a difference in this case. And I think this project offers an opportunity to maybe provide a line of demarcation for it. I don't find the historical issues, while I get it, I just don't think they're compelling enough, given the location. The location and the classification of these buildings, to be a reason to go against the recommendations of the staff, and I

appreciate Mr., Commissioner Conroy's points about staff. Every city department. And one thing I've learned on this commission over the years is that these people take their jobs very seriously. They're unbiased. They called as they see them. They spend a tremendous amount of time on the details. They all to a person came back in favor of this. So at the end of the day, I understand the concerns. Do I wish this building was a little bit smaller? Yeah, do I wish the design was a little bit different personally? Yeah, but that's not, it's not our purview. At the end of the day, I come down in support of it. So that's where I'm at committee.

Commissioner Flynt 04:03:08
Sure. Guess I'll speak up. And I've been on this one probably the longest of anybody here. See a few things. I kind of remember the 1st Avenue North and MLK Northwest corner was a Verizon store sat vacant. Developer wanted to come in, hey, I'm going to put in a drive through if he doesn't get it. Essentially insinuated it's going to end up being an adult store of some sort. As we can see, it turned into a vet clinic. So, I throw out a lot of doom and gloom that if, if we don't approve something, it's going to go to hell. It's not. Somebody's going to come in and do something good.
And something I haven't mentioned for years, but it's, it's been mentioned by Mr. Kiernan. I don't think it's a happiness in this case, but city staff has been influenced by politicians. There have been staff reports presented to this board that were not supported by city staff.
Again, I'm not saying specifically this one, but I have a case that I remember specifically where staff did not agree with it, but it was in our report that they agreed with it because there were higher ups that told them they want it. Okay. The only reason I'm bringing that up is because of your comment, Mr. Karen, yet I'm not accusing anybody here, but it has happened.

Commissioner Kiernan
I'm not clear on what the point you're making.

Commissioner Conroy
Well, it's a fairly bombastic allegation.

Commissioner Kiernan
Sounds like what you're saying to me is, sounds like what you're saying is, I take their word at face value and I never question it, that's not the case.

Commissioner Flynt
We have had it in another case.

Commissioner Kiernan
Well, I can tell you, in my case, I don't take it at face value, and I'm not saying you're always right, but the point of what you're saying clearly says that, and I have an issue with that.

Commissioner Flynt
Well, what we're looking at is a massing issue. That's why I was asking in the beginning, what's the height that they can do? What's the F.A.R that they can do? By right? Without any required coming to this board, and they could do it by right. Okay, our big concern in the last meeting on this was the mass of this, that

it's such a long building, an entire city block on a roadway that gets a lot of traffic, and it's a demark to lower story buildings. I still believe it to be too big of a mass for this road. Is it a horrible building? No. Again, it's been mentioned by other members on the board that this could go elsewhere in the city, it could be a block away, and we'd be perfectly fine with it, but I still believe the massing on this one's too much.

I'm not really concerned about the height, but when you take that height and you stretch it across a large stretch of the block, it's too much of a mass transitioning down to 2 and 3-story buildings. When you look further east on 5th Avenue, there is, you know, there's some 12-stories, some 13-stories. They're relatively narrow in width. And hey, they're perfectly fine. They're 12-story, the width is appropriate.

When you look at 400 Beach Drive, it sits back from the road and, yeah, it's 29-stories, whatever, perfectly fine. I just think in this particular case here, it's a large mass on this entire block here. I think it should, the mass of it should come down. And that's where the F.A.R bonuses are, as mister Belmont pointed in his presentation, it's more the the esthetics of it, the massing, the character of the neighborhood. I'm not as worried about the historic, you know, they're older buildings, but I don't know if there's any real historic value. I agree. Cara house people are unfortunately going to go away. It's a substandard housing situation there.

But I just think that massing is too much for this. We've approved Mr. Mastry and several of his properties, Reflection, for example, the neighborhood all came out against it. But you had it setting a good half a block South of 5th Avenue, and you had an elevated roadway. So, your transition from taller buildings to 2, 3-story, you've got a buffering that gave a natural demark. We don't have that here, and that's my concern, is having 21-stories spread across almost an entire city block.

Commissioner Kiernan 04:08:18
I don't follow that. I follow your argument. I respect your point of view. But when I look at things like 400 Central, Art House, that's right across the street. You've got the same issue.

Commissioner Flynt
400 Central's got, your main tower is pushed to the West, excuse me, East end, and you've got 4-story building. I think you're massing on that is perfectly fine.

Commissioner Kiernan
We'll agree to disagree.

Commissioner Flynt
Yeah.

Commissioner Conroy
Can we just go back to the first point though, about the efficacy of the city staff reports. I, I don't understand that. I don't, I didn't know where that came from. And I think it's really important, sort of, I'd like some clarification on that. If you have information that we don't, I think we should have that.

Commissioner Flynt
No, none, just there was a lot of talk about the city provides us a report that says we support it. But I know of at least one case where that was not true. I don't think it is in this case, I'm not insinuating in this case, but I'm just adding clarification, it has happened.

Commissioner Kiernan
And I appreciate that, but I would submit to you, and as I said you earlier, and for the record, I want to be perfectly clear to everyone in this room, and I look at what staff produces with a careful eye as I understand the law and as I understand the rules. And I'm not saying they're always right, and I'm not saying, I'm not saying, nor have I ever said this commission should just accept it to face value. I have to say, I think you do with the service when you raise that issue that way, without anything to back it up. Chuck, I just, I really, I have an issue with that. I think it's really detrimental to the process.

Commissioner Conroy
I agree with that.

Commissioner Kiernan
You rang a bell that's pretty darn hard to un-ring. I really, I take issue with that.

Commissioner Flynt
I understand.

Chair Reali
Commissioner Vatelot, do you have anything to add? Or do you want me go to my comments?

Commissioner Vatelot
Yeah, I'll go ahead and speak. I mean, I think you know, it was helpful to see the rendered massing in context. Obviously, I still have reservations about the scale and the mass, but I think the weakness lies in the tapering, the downtown maximum building heights map, where the tapering does not account for context outside of the downtown district.
I think had it been, back when it was drafted, looked at a little differently, perhaps we'd have a different, be having a different conversation today. So I think there's, you know, it's, it's pretty clear as to what is permissible. Do I think it's the best, the best idea to put that building at that maximum height on that corner. It could be revisited, but it is what it is right now. And I find the compatibility argument, while I find the compatibility argument compelling, and you know, the removal of affordable housing options compelling as well. It doesn't overtake, you know, the fact that this building was designed according to the comprehensive plan and to fit within its zoning district.

Chair Reali
I don't want to repeat points. So I'll try and identify where I have nuance from my point of view. But when you're talking about different heights, that's code. When you're talking about compatibility, and how height affects compatibility, once you get above a certain height, it looks a lot different on paper, but from a compatibility standpoint, I don't think the reality changes that much.

And so I just, I don't share, I share a lot of the concerns that were mentioned today, but I don't share a compatibility concern. And if we were making votes on the architectural style, let me, let me say this a different way. We are not here granting certificates of appropriateness, so I am not going to judge on that. That is for the landowner to decide. And echoing a lot of your points, where it feels like a cop out to say it's out of our purview. Some of these things, that is true for everything you said, and I echo, I echo those statements, but there's also things like need and other uses, and I understand as an audience member that that is really compelling, but it's not a cop out to say that that is absolutely not something that we can put in our purview, because this is not a special exception that's considering multiple use types, and we're not the landowner, and so I, I'm empathetic and sympathetic with the concerns, but I, I agree with staff's findings.

Commissioner Vatelot 04:13:28
And in terms of the comparison, I think between 400 Beach and this project, I think, worthy of note, is that the podium is much less intense on Beach Drive, right? And that's by design. And we do have a tall tower, but the podium is lower. And which, which is what you experience as a pedestrian. You experience.

Chair Reali
And that's kind of in line with my point with,

Commissioner Vatelot
Yes.

Chair Reali
Once you get above a certain height, I don't I don't know that it changes the compatibility the podium does, though.

Commissioner Vatelot
Yes. The podium is what has the most direct effect. And here it's maxed out, understandable, but it's also maxed out as to what is permitted.

Chair Reali
I think that amongst the discussion, though, there is, you know, clearly, disagreement on the commission about the end of that, the height map, because, in my view, and I don't think that this is necessarily evidence for or against the case, but just to share my opinion here. I view this as you're sitting at the traffic light on 4th Street going North, and this is the entrance to downtown.
I don't, that just isn't a detriment to me, but, but that, I don't know that that's evidence for or against the case I just mention that as when reviewing that.

Commissioner Kiernan
I share that observation.

Chair Reali
If there's no other comments, though, I think it's time for a motion. I'll entertain more comments that they have one, but.

Commissioner Conroy
I can, oops without spilling my coffee. Move approval of a site plan to construct a 21-story building with 370 dwelling units, including 3,819 square-foot ground floor commercial space and a 485-space parking garage subject to special conditions of approval.

Commissioner Vatelot
Second.

Kayla Eger
Kiernan?
Commissioner Kiernan
Yes.
Kayla Eger
Reali?
Chair Reali
Yes.
Kayla Eger
Flynt?
Commissioner Flynt
No.
Kayla Eger
Conroy?
Commissioner Conroy
Yes.
Kayla Eger
Vatelot?
Commissioner Vatelot
Yes.
Kayla Eger
Motion passes.

Chair Reali 04:15:22
That is the last item on our agenda. We are adjourned.

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Exhibit A-6

Appeal Letter

Appeal #25-31000007

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PLANNING & DEVELOPMENT SERVICES DEPARTMENT
APPEALS FORM



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

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

Contact Information:

Name	Preserve the 'Burg
Street Address	2619 6th Ave S.
City ST ZIP Code	St. Petersburg, FL 33712
Telephone	727 463 4612
E-Mail Address	mleto@preservetheburg.org; pbranumbelmont@gmail.org
Signature	/s/ manny leto Date: 1/20/26

Date of Hearing

Date of Decision	01/07/2026

Case No.

Case No.	25-31000007

Case Address

Case Address	434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N

Submittal Requirements

1. Narrative describing grounds for appeal.

   The application which is the subject of this appeal is for a high-rise tower and massive parking garage base, located on the north edge of the DC-2 district. It will result in the appearance of a sheer wall facing Historic Uptown, the residential neighborhood immediately to the north across 5th Avenue. At 7 FAR, the development's intensity is substantially greater than any other development built or approved under the current code along 5th Avenue North facing either the Historic Old Northeast or Historic Uptown neighborhoods. The development will adversely impact numerous historic resources and demolish 74 naturally occurring affordable housing units. Besides the direct loss of the onsite historic resources, their demolition will weaken the overall integrity of the Downtown National Register historic district by removing the historic fabric and disrupting the historic pattern of development

   The project site is largely surrounded by low rise development consistent with the site's setting within the Downtown National Register historic district as well as being directly across

the street from the Round Lake National Register historic district. Additionally, just over 200 feet from the project site are the Northshore National Register historic district across 4th Street and the Mirror Lake local historic district across 4th Avenue. The development will demolish more contributing structures to the Downtown National Register district than any other development constructed or approved. Despite this historic resource impact and the project requiring a total of 4 FAR for bonuses, the applicant has only agreed to use 0.5 FAR historic TDR bonus.

In addition to the quantitative DC district requirements related to FAR, height, and setbacks, the development must also be consistent with the qualitative site plan review criteria in sec. 16.70.040.1.4.D. related to the compatibility of a development with its surrounding neighborhood. On balance, the application is inconsistent with these criteria. The development, with its 200+ foot tower is also inconsistent with DC-2 zoning district requirements within sec. 16.20.120.3.3. requiring "building heights to taper down as development sites become less proximate to the core and transition to surrounding neighborhoods". Finally, with a building base 60 feet in height and extending the length of the block, the development fails to create a pedestrian-scale environment at the sidewalk level.

Comprehensive Plan Sections for which the application is inconsistent –

LU3.2 The City shall continue to review downtown development trends and related redevelopment plans to ensure that all downtown area redevelopment efforts are coordinated and reflect the best possible vision for the future of the downtown area.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

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

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

LU26 - The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

CM15: The City shall protect, preserve or provide sensitive reuse of historic resources consistent with the goals, objectives and policies of the Historic Preservation Element.

H7: - Properties listed in the National Register or in the St. Petersburg register of historic places shall be preserved and protected under the guidelines provided in the city's historic and archaeological preservation overlay. The city shall undertake efforts to identify and preserve historically significant buildings.

H7.3 - To protect and to preserve the city's historically significant housing stock, the city shall incorporate policies in the land development regulations which discourage the demolition of

historic resources in districts which are listed, or eligible for listing, in the National Register. . . or the St. Petersburg register of historic places.

12.1 - The preservation, protection, perpetuation and use of landmarks, landmark sites and historic districts have public value because they are visible and tangible reminders of the history and heritage of the City, state and nation. The City's adoption of the Historic Preservation Element of the Comprehensive Plan will enhance existing policies and programs that protect the architectural, historic and archaeological resources for the present and future citizens of St. Petersburg.

HP2.9 - In order to protect and preserve the City's historic resources, the City shall incorporate
policies into the Land Development Regulations which discourage the demolition of historic resources which are listed, or eligible for listing, in the National Register of Historic Places or the St. Petersburg Register of Historic Places. Not only does this reinforce the City's public policy that historic preservation is a public necessity, it preserves sense of place, encourages heritage tourism, and eliminates perpetually vacant blocks.

HP2.11 - The Development Review Commission site review criteria will continue to include criteria that ensure sensitivity and protection to adjacent historic resources related to scale and mass.

StPete 2050 policies for which the application is inconsistent –

5.2.1 - Preserve existing and create new opportunities for attainable housing.

5.5.1 - Protect the character and viability of neighborhoods.

5.5.14 - Protect and preserve historically and culturally significant buildings, structures, and landscapes.

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**

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CITY OF ST. PETERSBURG
PLANNING DEPT.
ZONING DIVISION

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

UPDATED - SITE PLAN REVIEW
PUBLIC HEARING

According to Planning Department records, **No Commissioner** 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 ZONING DIVISION, PLANNING DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 7, 2026, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	25-31000007 **PLAT SHEET:** F-2
REQUEST:	Approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 square foot ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus.
OWNER:	Wirck LLC; H H 20 LLC; Hideaway Hills MHP LLC; North Sunrise Motel II LLC
AGENT:	Trenam Law – Matt Poling 200 Central Ave., Suite 1600 St. Petersburg, FL 33701
ADDRESS:	434 4th St. N., 432 5th Ave. N., 442 5th Ave. N., 450 5th Ave. N., 466 5th Ave. N.
PARCEL ID NUMBER(S):	19-31-17-74466-006-0010; 19-31-17-74466-006-0011; 19-31-17-74466-006-0012; 19-31-17-74466-006-0020; 19-31-17-74466-006-0030; 19-31-17-74466-006-0050; 19-31-17-74466-006-0060; 19-31-17-74466-006-0070; 19-31-17-74466-006-0081; 19-31-17-74466-006-0080
LEGAL DESCRIPTION:	On File
ZONING:	Downtown Center (DC-2)

SITE AREA TOTAL:	55,355 square feet or 1.3 acres	
GROSS FLOOR AREA:		
Existing:	31,343 square feet	0.6 F.A.R.
Proposed:	387,485 square feet	7.0 F.A.R.
Permitted:	387,485 square feet	7.0 F.A.R.
BUILDING COVERAGE:		
Existing:	13,355 square feet	24% of Site MOL
Proposed:	49,275 square feet	89% of Site MOL
Permitted:	52,587square feet	95% of Site MOL
IMPERVIOUS SURFACE:		
Existing:	30,209 square feet	55% of Site MOL
Proposed:	52,526 square feet	95% of Site MOL
Permitted:	NA	
OPEN GREEN SPACE:		
Existing:	25,146 square feet	45.4% of Site MOL
Proposed:	2,829 square feet	5% of Site MOL
PAVING COVERAGE:		
Existing:	16,854 square feet	30% of Site MOL
Proposed:	3,251 square feet	6% of Site MOL
PARKING:		
Existing:	39; including 1 handicapped spaces	
Proposed:	485; including 9 handicapped spaces	
Required	370; including 8 handicapped spaces	
BUILDING HEIGHT:		
Existing:	33 feet	
Proposed:	212 feet	
Permitted:	212 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 mixed-use development which is a permitted use within the DC-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan to construct a 21-story building with 370-dwelling units including 3,819 sf ground floor commercial space and a 485-space parking garage. The applicant is requesting floor area ratio bonuses and a building height bonus. The subject property consists of properties located at 434 4th Street North and 432, 442., 450 and 466 5th Avenue North. These parcels make up the block in its entirety.

The subject property is developed with multi-family residential structures and various surface parking lots.

Background:
The subject property consists of ten (10) parcels and seven (7) structures. These parcels are currently developed with surface parking lots, and various multi-family buildings. These structures were constructed between 1920 and 1930. In total, the 7-existing multi-family structures provide 74-units.

The subject property is located within the Downtown St. Petersburg National Register Historic District. The Downtown St. Petersburg National Register District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. Of the ten (10) parcels being redeveloped, four (4) are considered contributing. While this designation acknowledges the area's historic significance, it does not impose restrictions on property use. The existing structures on the subject property were initially classified as contributing to the district.

Current Proposal:
The applicant is seeking approval of a site plan unifying all parcels to construct a 21-story building with 370-dwelling units including 3,819 square feet of ground floor commercial spaces and a 485-space parking garage. The Project has been carefully designed with sensitivity to its context, particularly the nearby potentially eligible historic church and surrounding neighborhood. The main tower is strategically positioned at the northeast corner to maximize the distance from the church. The ground floor of the new building will consist of vehicle and bicycle parking, entrances to the parking garage and back-of-house facilities. Residential units, a double-height lobby and commercial spaces will wrap the first two levels of the structured parking on the north, east and west facades of the building. The use of the podium, transparency, and open areas aims to enhance the pedestrian experience and minimize the visual impact of building. The residential indoor and outdoor amenity deck is located above the parking garage. The remaining floors will be devoted solely to residential units. Vehicular access will be from 5th Street North and the existing east-west alley that is south of the proposed building. A total of 485 parking spaces will be provided within the garage. Pedestrian access to the residential lobby, commercial space and ground floor residential units will be from the abutting public sidewalks. This proposal will unify the sites and provide one cohesive development on this block with some sensitivity to historic and archeological resources.

As proposed, the development embodies a contemporary architectural style, featuring design elements such as clean lines, interesting angles to draw the eye, providing a cohesive connection between upper and lower levels and expansive glazing that establish a sophisticated aesthetic. Along the facade, balconies contribute to the building's visual rhythm and dynamic appeal. This residential tower seamlessly combines innovative architectural aesthetics with functional design, creating a standout presence in the heart of St. Petersburg.

Building Height:
The height of the proposed building will be 212 feet above grade. The maximum building height for the subject property is 200 feet. Per Section 16.60.020, the applicant qualifies for an additional height bonus of 12-feet due to 50 percent of the first floor being devoted to parking. Buildings with a height greater than 150-feet above grade require approval by the Development Review Commission. Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria as outlined in Section 16.70.040.1.1 (D). The Airport Height Limit is 208-feet Above Mean Sea Level (AMSL). The height that is being requested by the applicant is also required to be approved by the F.A.A. and an Airport obstruction permit may be required, see

Section 16.70.030.1.13. City Code requires a decorative crown and crown lighting is encouraged for any project approved for additional building height.

Floor Area Ratio Bonuses:
The base Floor Area Ratio (FAR) within the DC-2 district is 3.0. The applicant is requesting a bonus of 4.0 FAR for a total combined FAR of 7.0 which includes 383,666 square feet of new residential use area, 3,819 square feet of commercial space. In addition, the applicant is constructing 200,661 square feet of parking garage, with 485-spaces. The parking garage area is exempt from the FAR calculation. For projects requesting additional FAR, the following priority shall apply: the project requires following the public hearing process, then the first 0.5 bonus FAR shall be historic preservation, and the next 1.0 bonus FAR shall be workforce housing. Thereafter, any bonus or combination of bonuses are allowed.

0.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. To qualify for the bonus, the applicant will be required to purchase 27,678 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

1.0 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-half of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. The total construction cost of the project is approximately $134,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 1.0, the applicant shall provide a minimum of 55,355 Square feet of workforce housing units (as set forth in the City's workforce housing program) or 1.0 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of $1,340,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

2.5 FAR – Any combination of the following FAR bonuses: support workforce housing, historic TDR's, LEED certification or equivalent, streetscape improvement program or additional open space.

To allow flexibility, the applicant is seeking to utilize any combination of the above FAR bonuses to achieve a FAR bonus of 2.5. To qualify for the bonuses, the application will be required to list on the plans submitted for permitting the FAR bonuses that will be utilized, the amount of each bonus that will be utilized and how the project qualifies for each bonus.

DRC Review and Discussion:
The Development Review Commission (DRC) heard the application to approve the Site Plan at the September 3, 2025 hearing. After hearing testimony from staff, the applicant's agent (Don Mastry), Representatives from Preserve the Burg, and the public, the DRC approved a motion to defer the

request to the November 5, 2025, Public Hearing to allow the applicant to provide additional information and address some of the concerns. The commissioners expressed concerns with the following: scale and mass of the proposed building, the amount of parking provided, the screening on the parking garage and requested a revised rendering to better demonstrate the architectural design and intents of the development.

In response to comments received, the Developer has provided the following information and revisions. The developer has agreed that the south side of the parking garage will be screened in a manner consistent with the remainder of the structure. Regarding concerns about building size, the Applicant states that the property's zoning is designed to allow the proposed height and floor area ratio (FAR). When the Downtown Center (DC) districts were established, City Council determined that the heights and FAR allowances set forth in the Land Development Code were appropriate for the surrounding context. The applicant references The Height Restrictions Map, in Section 16.20.120.7.1 of the Code, stating that it provides the intended "tapering" of building heights to transition from the downtown core toward adjacent neighborhoods. Applicant states there are examples within downtown where taller buildings are located adjacent to lower-scale development. Similarly, FAR bonuses are not discretionary, but permitted options available to qualifying projects as outlined in Section 16.20.120.6 of the Code. Property owners state they are entitled to rely on these established standards. Lastly, concerning the 3D model, the Developer clarified that the version presented at the Development Review Commission meeting was inadvertently unrendered; a fully rendered model has since been submitted to staff for review. Finally, to address comments regarding parking availability, the Developer has coordinated with the Hollander Hotel to reallocate parking and provide 25 spaces for the project and not the hotel. The overall parking spaces proposed remain the same, the only change is in the number of spaces allocated for the adjacent hotel.

In summary the applicant provided responses to the DRC's concerns but did not provide any changes to the scale of the development, no decrease in height or proposed number of dwelling units. They provided a fully rendered 3-D model, to demonstrate the project is designed to code and meets all design regulations.

Staff incorporated the previously amended and approved DRC revision to Special Condition of Approval #9. The Condition used to state; *"The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style."* It now states, *"The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style, on both the North and South sides."*

Staff has also incorporated a new Special Condition of Approval based on input from Preserve the Burg. This new condition, condition #24 states *"The applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the Building Official."*

RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

1. The use is consistent with the Comprehensive Plan;

Staff Response: The subject property is zoned Downtown Center 2 (DC-2), the Future Land Use is Central Business District (CBD) and is located in the Intown Activity Center. The proposed uses are consistent with the plan.

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

Staff Response: Residential and commercial uses are permitted uses in the DC-2 zoning districts.

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 the county, respectively;

Staff Response: The development adheres to these criteria and meets all Code standards. Vehicle access will be available via 5th St. N., while pedestrian access will be offered along 5th St. N., 5th Ave. N., and 4th St. N. Adequate loading zones, utility connections, and emergency access are ensured through these entry points. Vehicular access to the parking garage is proposed on 5th Street North and is located at approximately the same location as an existing driveway. Four driveways on 5th Avenue North will be removed as part of the redevelopment of the property. The proposed access plan is acceptable. The applicant will need to coordinate with the FDOT on modifications within the 4th Street North and 5th Avenue North rights-of-way.

Forward Pinellas has developed the Multimodal Accessibility Index (MAX Index), which evaluates accessibility within quarter-mile grid cells. MAX scores are determined based on several criteria. While the countywide average MAX score is 7.5, the subject property stands out with a score of 70.5.

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 proposes 485 vehicle parking spaces. The proposed residential development consists of 67 studios, 186 one-bedroom units, and 117 two-bedroom units. On-street parking currently exists on 5th Street North, but not on 4th Street North or 5th Avenue North. On-street parking on 5th Street North is illustrated on the site plan. As required by code, the plan proposes to provide 10-foot sidewalks on 4th Street North, 5th Avenue North, and 5th Street North due to the DC-2 zoning. The development will utilize pedestrian bulb outs that were constructed at the 5th Avenue North intersections at 4th Street North and 5th Street North. Staff has determined that a total of 393 parking spaces are needed, consisting of 21 short-term and 372 long-term spaces. However, short-term parking is not indicated near the retail tenants or the entrances to the multifamily units. Bicycle parking is currently shown within the interior of the development. If the site plan is approved, additional information regarding both short-term and long-term bicycle parking will be required during the permitting process.

Vehicle Parking *370 (required) 485 (proposed)*
Bicycle Parking *393 (372-long term / 21-short term)*

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 development based on the acceptable level of service (LOS) of the adjacent major streets. Staff has determined that a total of 393 bicycle parking spaces are needed, consisting of 21 short-term and 372 long-term spaces. However, short-term parking is not indicated near the retail tenants or the entrances to the multifamily units. Bicycle parking is currently shown within the interior of the development. If the site plan is approved, additional information regarding both short-term and long-term bicycle parking will be required during the permitting process.

Trip Generation- *100 a.m. peak hour trips (26 trips entering and 74 trips exiting the site)*
119 p.m. peak hour trips (74 trips entering and 45 trips exiting the site).

Roadway Level of Service-
5th Avenue North = LOS "C"
4th Street North = LOS "C"
4th Ave North = LOS "D"

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 June 20, 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 project provides the required amount of open space, is designed and oriented to address the public realm and is consistent with other projects in the DC-2 zoning districts and the Intown Activity Center.

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: The are no archeological resources in the general vicinity. The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structures on the subject property are

contributing to the district but are not nationally or locally designated or listed as potentially eligible. There are no local landmarks within 200-feet of the subject property. A detailed discussion regarding the Project's sensitivity to a nearby potentially eligible historic landmark is included in item 14 below. The Project is well-suited to the surrounding high-intensity mixed-use neighborhood, which is approved for and features similar mid- to high-rise buildings.

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: Residential and commercial uses are permitted in the DC-2 zoning district. The DC-2 zoning districts and Intown Activity Center provides for intense developments. The proposed project is compatible with other developments in the DC-2 zoning district.

11. 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 project is permitted in the DC-2 zoning district. The development meets all required setbacks and buffers. The applicant proposes to provide amenities for residences of the project. Staff has added special conditions of approval in the staff report to help mitigate for any potential adverse impacts such as noise.

12. 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.

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

Staff Response: The subject property is located in the DC-2 zoning district. The applicant will comply with the landscape section of the Code. There are no wetlands located on the subject project.

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

Staff Response: The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The application was routed to the City's Urban Planning and Historic Preservation Division (UPHP) staff for review. A memorandum dated July 2, 2025, was provided by UPHP, which is attached to this report.

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

Staff Response: The proposed development is not located in an evacuation zone.

16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:
    a. Water.
    b. Sewer.
    c. Sanitation.
    d. Parks and recreation.
    e. Drainage.

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

Public Comments:
Prior to the September hearing, Staff received email requests for additional information. Staff also received several emails opposing the development, one email in support, and a registered opponent form. Since then, staff has received an additional registered opponent form. This form has been added to the end of this report.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. **Floor area ratio bonuses;**
2. **Bonus to building height; and**
3. **The site plan subject to the Special Conditions of Approval.**

B. Special Conditions of Approval:

1. **Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to $100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to $50,000.00.**
2. **The applicant shall provide a minimum of 55,355 Square feet of workforce housing units (as set forth in the City's workforce housing program) or provided on site or1.0 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.**
3. **The applicant shall purchase a minimum of 27,678 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus of 0.5. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.**
4. **The applicant shall provide, in any combination, to achieve a total bonus of 2.5 FAR by utilizing the following FAR bonuses: support for workforce housing, Historic Transfer of Development Rights, LEED certification or equivalent, financial support to the streetscape fund or additional open space. To qualify for the bonuses, the applicant will be required to list on the plans submitted for permitting the FAR bonuses that will be utilized, the amount of each bonus that will be utilized and how the project qualifies for each bonus.**

5. **The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.**
6. **Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.**
7. **Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
8. **The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.**
9. **The parking garage screening shall be approved by staff. The parking garage screening shall incorporate patterns consistent with the proposed design style, on both the North and South sides.**
10. **Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.**
11. **Bicycle parking shall be provided as required by Section 16.40.090.**
12. **Exterior lighting shall comply with Section 16.40.070.**
13. **Mechanical equipment shall be screened from the abutting rights-of-way.**
14. **Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.**
15. **The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.**
16. **A noise mitigation and monitoring plan shall be required to be approved prior to the installation of an outdoor amplified sound system.**
17. **The applicant shall receive a notice of no hazard to air navigation issued by the FAA prior to the issuance of building permits.**
18. **Applicant shall file an Airport Obstruction Permit for review and approval prior to building permit issuance, 16.70.030.1.16**
19. **The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated June 24, 2025.**
20. **The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated July 31, 2025.**
21. **The site plan shall be modified as necessary to comply with the comments in the Planning and Historic Preservation Division's Memorandum dated July 2, 2025.**
22. **The site plan shall be modified as necessary to comply with the comments in the Water Resources Department's Memorandum dated July 18, 2025.**
23. **This Site Plan approval shall be valid through July 9, 2030. 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.**
24. **The applicant shall provide active seismic monitoring during construction and shall meet the FDOT standard for compliance at the property lines. If the applicant exceeds the standard, the applicant shall submit a mitigation plan for review and approval to the Building Official.**

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 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 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 Zoning 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 BY:

/s/ Adriana Puentes Shaw *12-23-2025*

Adriana Shaw Urban Design and Development Coordinator — DATE
Zoning Division
Planning Department

REPORT APPROVED BY:

/s/ Corey D. Malyszka — *12-29-2025*

Corey Malyszka, AICP, Zoning Official (POD) — DATE
Zoning Division
Planning Department

Attachments: Location Map, Application, Survey, Site Plan, Landscape Plan, Elevations, Transportation And Parking Management Department Memo, Engineering and Capital Improvement Department Memo, Water Resources Department Memo, Historic Preservation Division (UPHP) Memo, Registered Opponents, Public Input, Applicant's Supplemental Narrative, Analysis and Revised Renderings



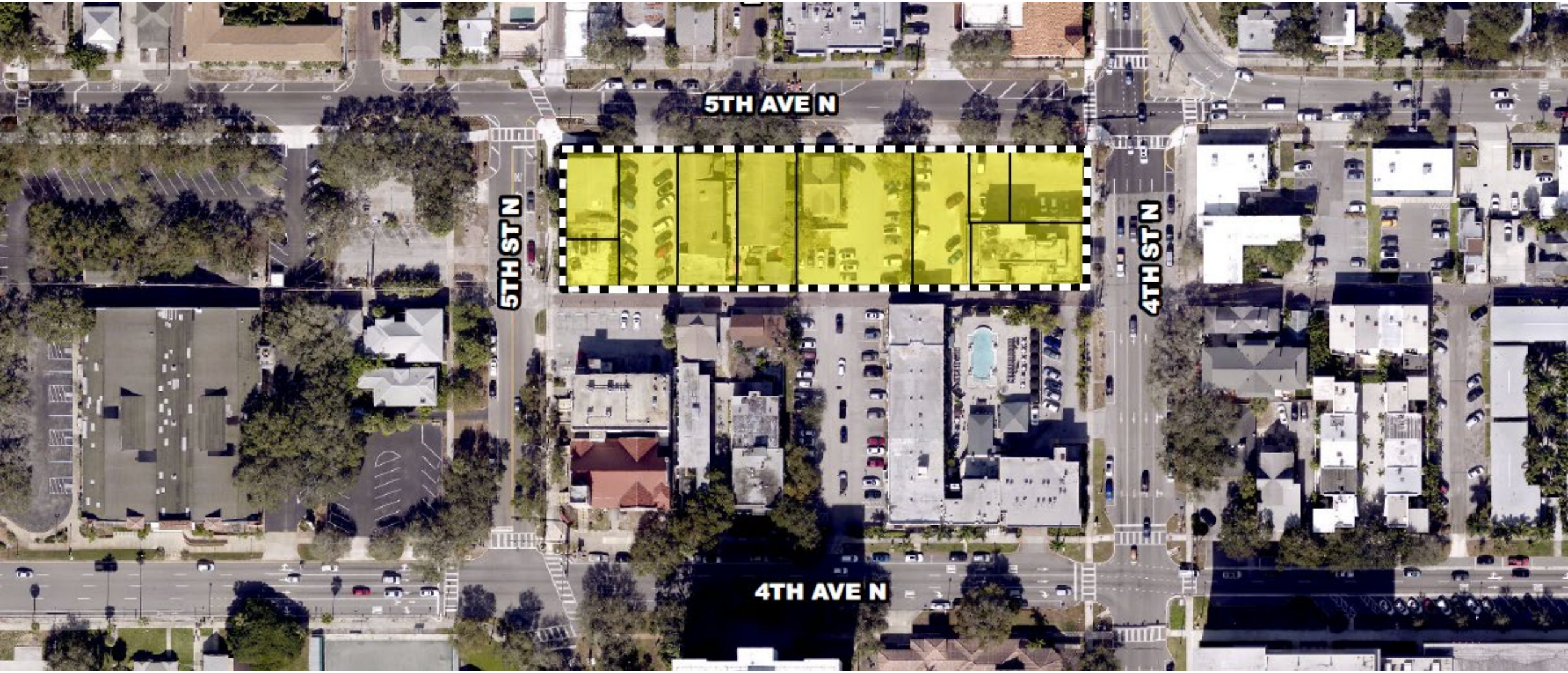
March 26, 2026

434 4th St N, 432, 442, 450 and 466 5th Ave N

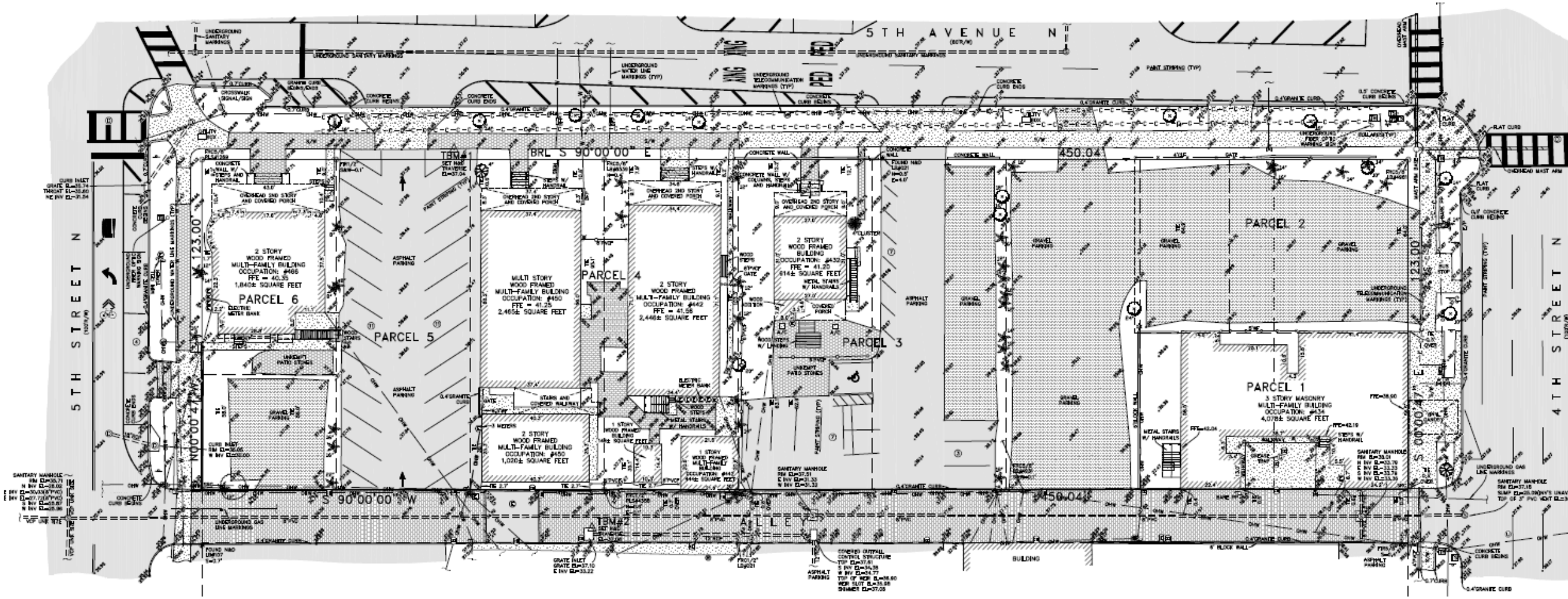
DRC Case #25-31000013

Adriana Puentes Shaw, AICP
Planning Department
Zoning Division

PROJECT LOCATION MAP



SURVEY


5TH AVENUE N
5TH STREET N
4TH STREET N
ALLEY
BRL S 90°00'00" E
S 90°00'00" W
N00°00'47"W
S 00°00'47"E
123.00'
450.04'
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
TBM #1
TBM #2
2 STORY WOOD FRAMED MULTI-FAMILY BUILDING OCCUPATION: #466 FFE = 40.35 1,840± SQUARE FEET
MULTI STORY WOOD FRAMED MULTI-FAMILY BUILDING OCCUPATION: #450 FFE = 41.25 2,465± SQUARE FEET
2 STORY WOOD FRAMED MULTI-FAMILY BUILDING OCCUPATION: #442 FFE = 41.55 2,446± SQUARE FEET
2 STORY WOOD FRAMED BUILDING OCCUPATION: #432 FFE = 41.20 614± SQUARE FEET
2 STORY WOOD FRAMED MULTI-FAMILY BUILDING OCCUPATION: #450 1,020± SQUARE FEET
3 STORY MASONRY MULTI-FAMILY BUILDING OCCUPATION: #34 4,078± SQUARE FEET

EXISTING CONDITIONS





EXISTING CONDITIONS



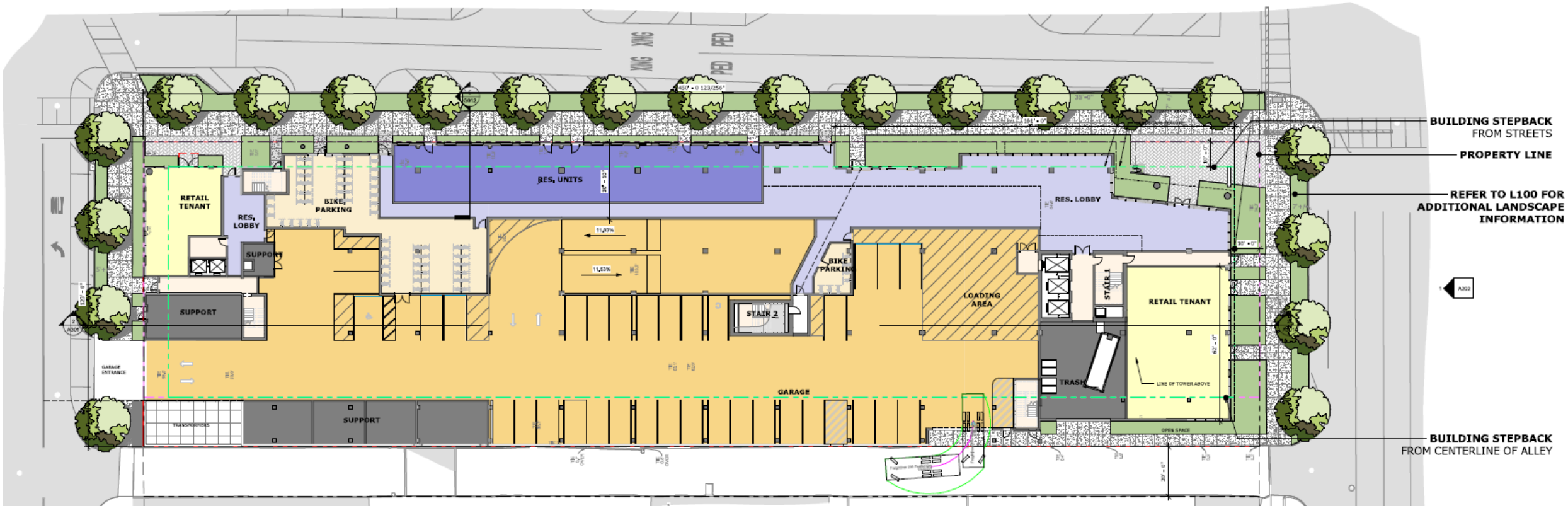


EXISTING CONDITIONS

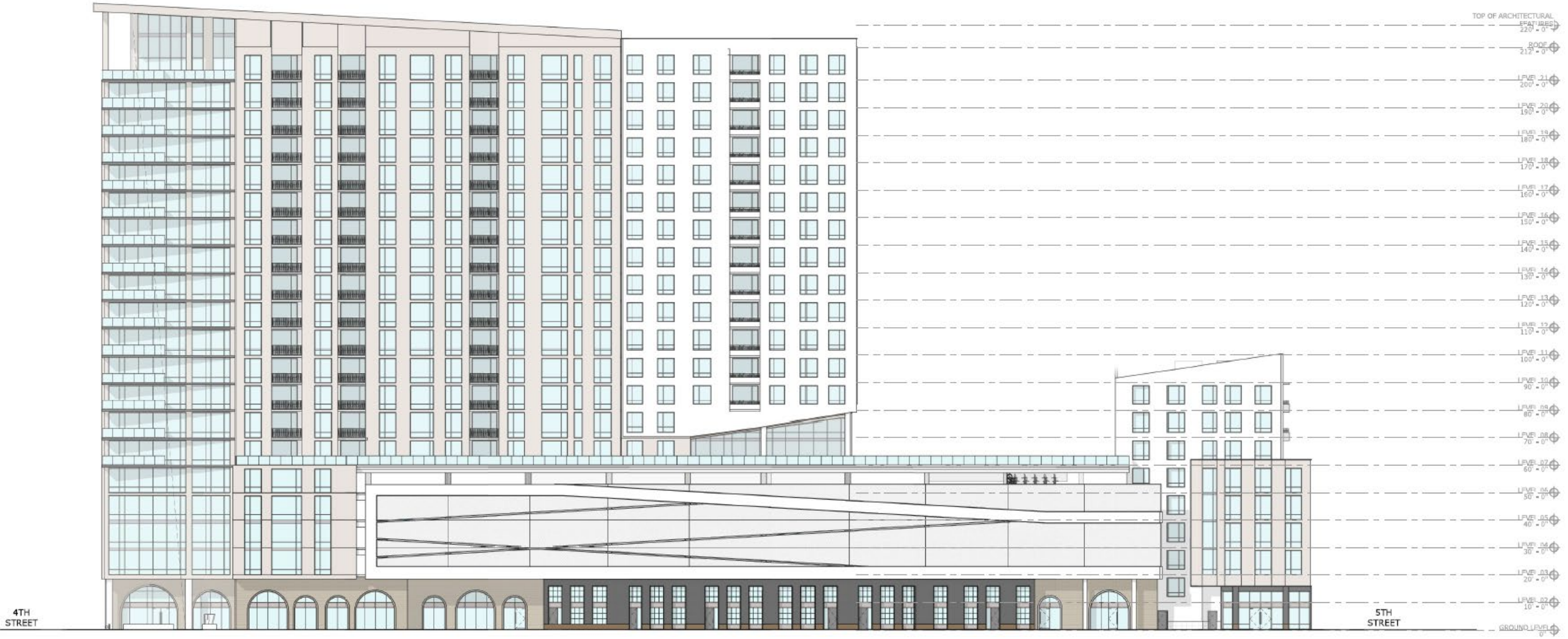




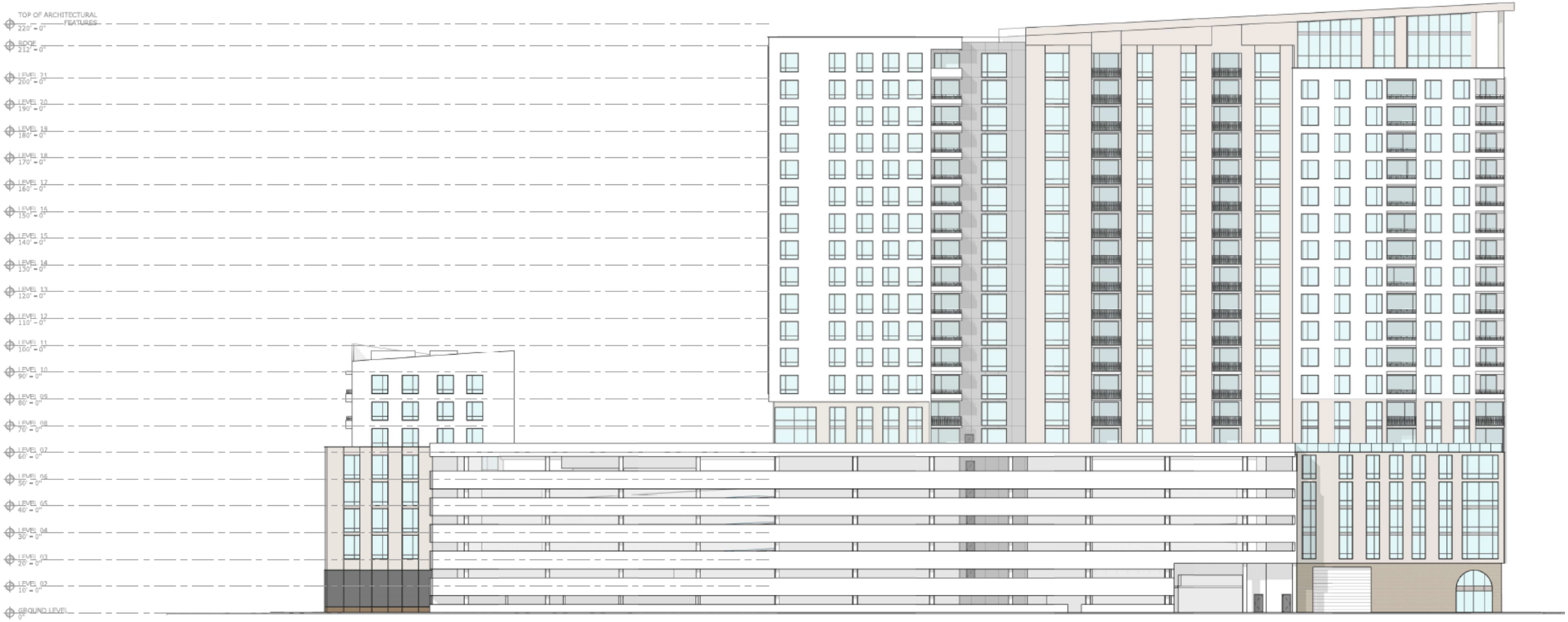
SITE PLAN


BUILDING STEPBACK
FROM STREETS
PROPERTY LINE
REFER TO L100 FOR
ADDITIONAL LANDSCAPE
INFORMATION
BUILDING STEPBACK
FROM CENTERLINE OF ALLEY
RETAIL TENANT
RES, LOBBY
BIKE PARKING
RES, UNITS
RES. LOBBY
SUPPORT
STAIR 2
LOADING AREA
STAIR 1
RETAIL TENANT
TRASH
GARAGE
SUPPORT
TRANSFORMERS
GARAGE ENTRANCE
OPEN SPACE
LINE OF TOWER ABOVE
NORTH

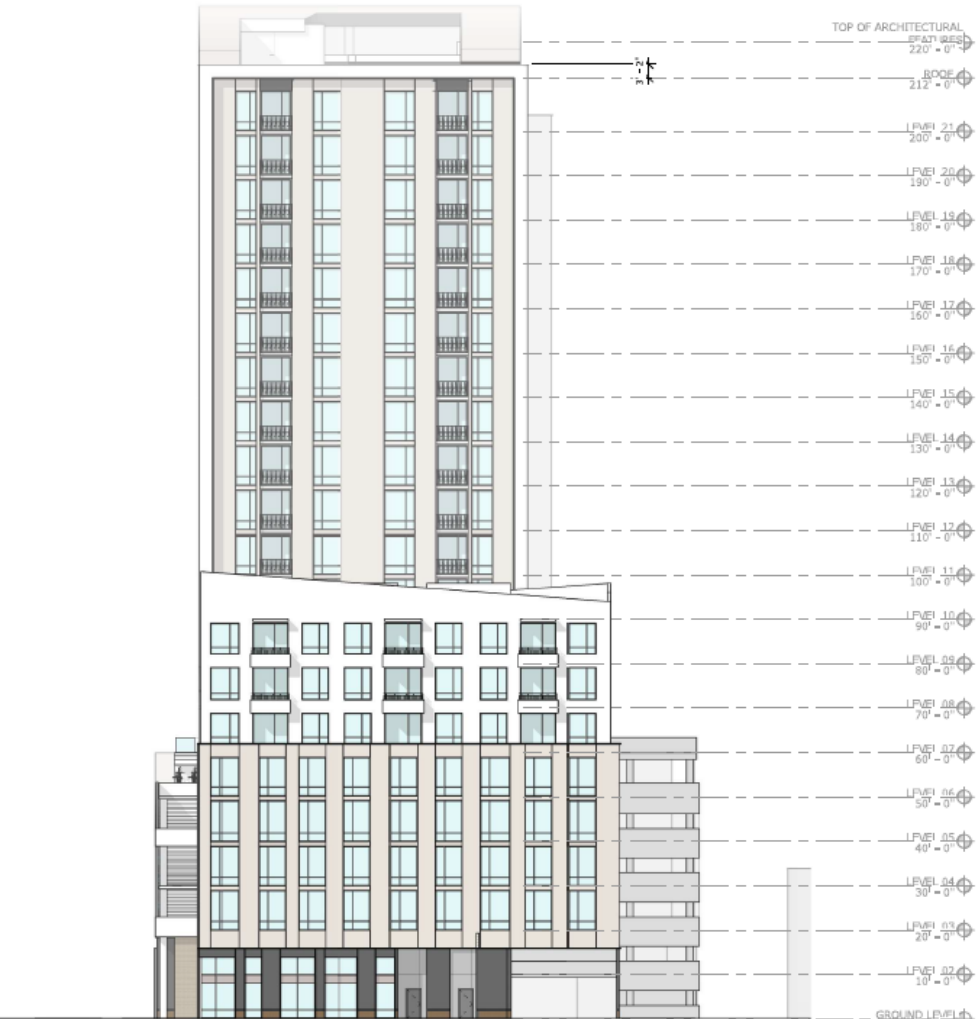
NORTH ELEVATION



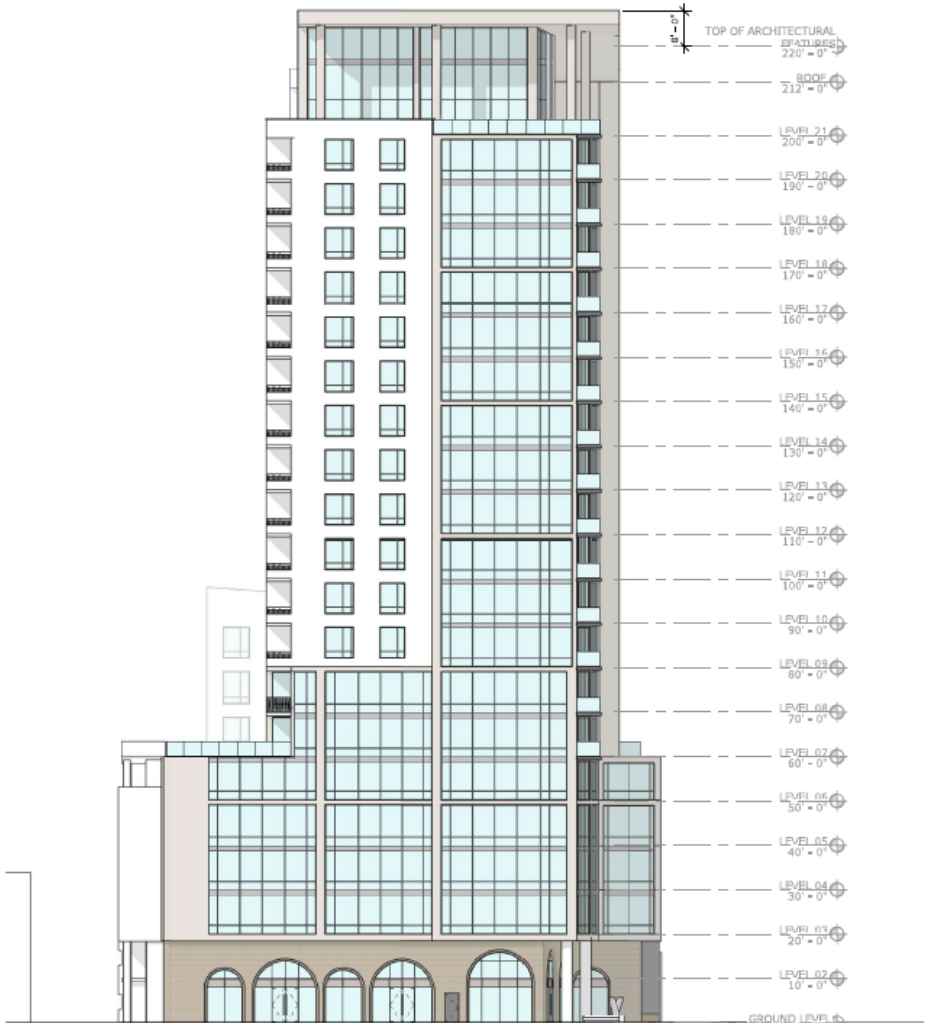
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



N.E. CORNER



S.E. CORNER



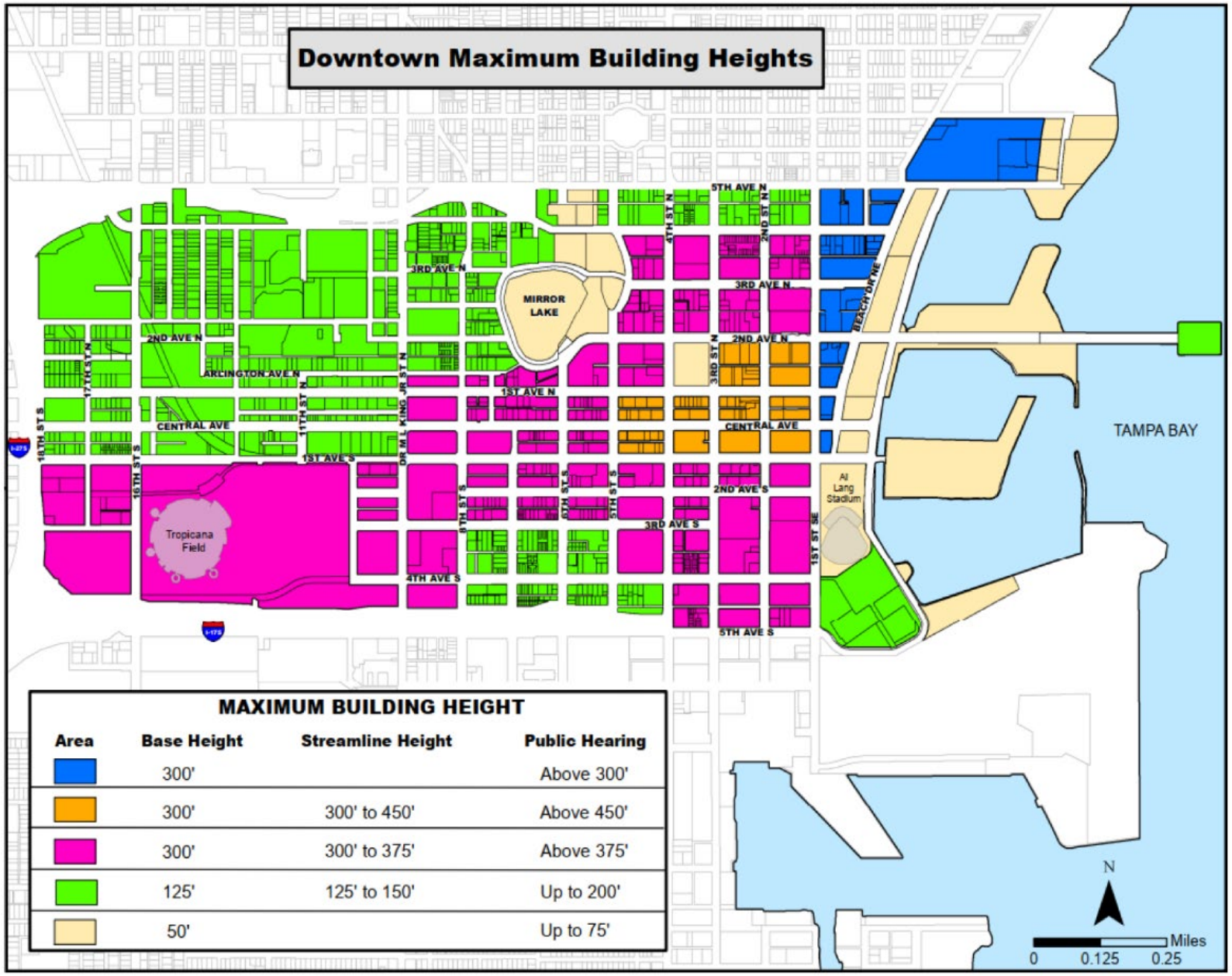
N.W. CORNER



S.W. CORNER



DC DISTRICT HEIGHT MAP



HISTORIC DATA

The subject property consists of ten (10) parcels and seven (7) structures.

-Currently developed with surface parking lots, and various multi-family buildings constructed between 1920 and 1930.

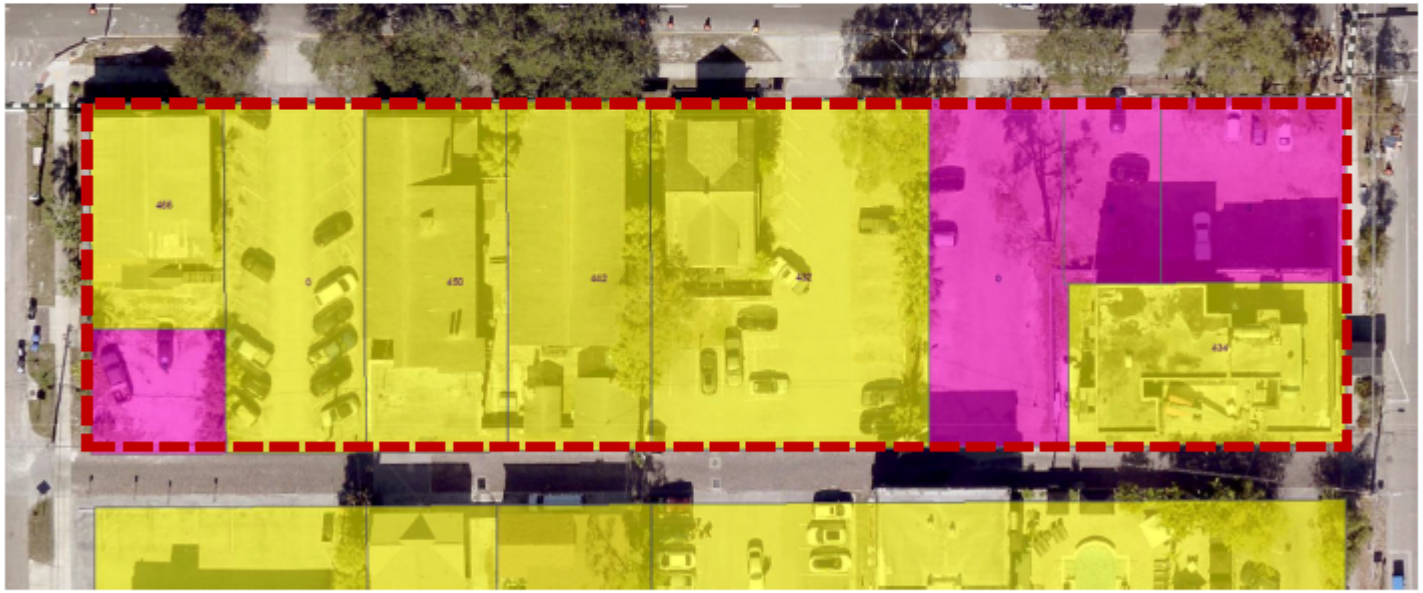
-Development is located within the Downtown St. Petersburg National Register Historic District which was established in 2004

-Of the ten (10) parcels, six (6) are listed as contributing and five (5) are developed with buildings.

-While this designation acknowledges the area's historic significance, it does not impose restrictions on property use.

National Register of Historic Places

Address	Parcel ID	Built	FMSF	DTSP-NR
No Address	193117744660060080	Vacant	Vacant	Non-Contributing
466 5th Avenue North	193117744660060081	1916	Pi10411	Contributing
No Address	193117744660060070	Vacant	Vacant	(Non) Contributing
450 5th Avenue North	193117744660060060	1916	Pi10403	Contributing
442 5th Avenue North	193117744660060050	c.1920	Pi10469	Contributing
432 5th Avenue North	193117744660060030	1916	Pi10402	Contributing
No Address	193117744660060020	Vacant	Vacant	Non-Contributing
No Address	193117744660060012	Vacant	Vacant	Non-Contributing
No Address	193117744660060011	Vacant	Vacant	Non-Contributing
434 4th Street North	193117744660060010	c.1920	Pi10498	Contributing

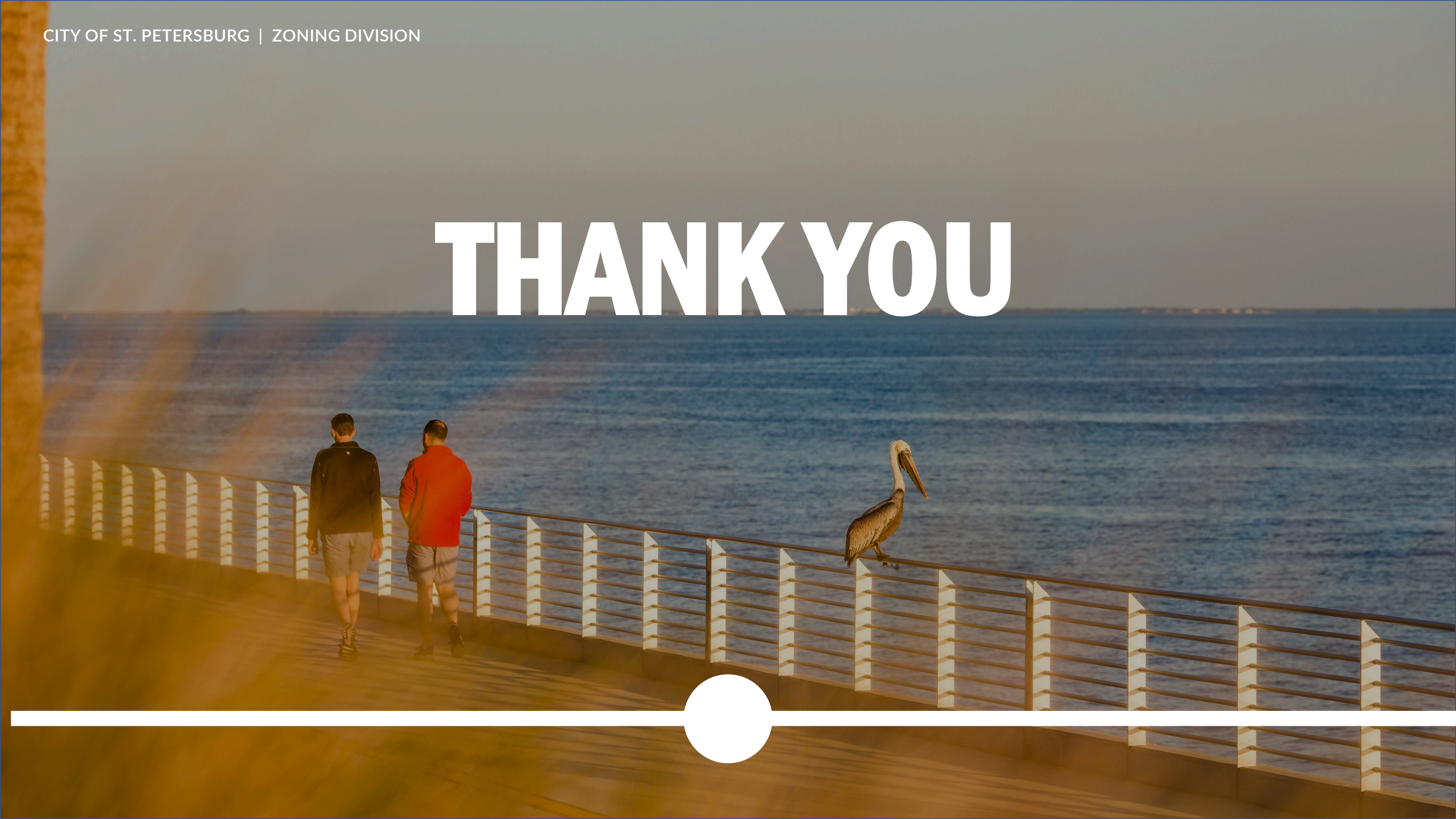


1. FMSF = Florida Master Site File (formerly Historic Structure Form)
2. DTSP-NR = Downtown St. Petersburg National Register District
3. Yellow = Contributing resource to DTSP-NR
4. Pink = Non-contributing resource to DTSP-NR
5. (Non) Contributing = Originally recorded as contributing resource but has since been demolished

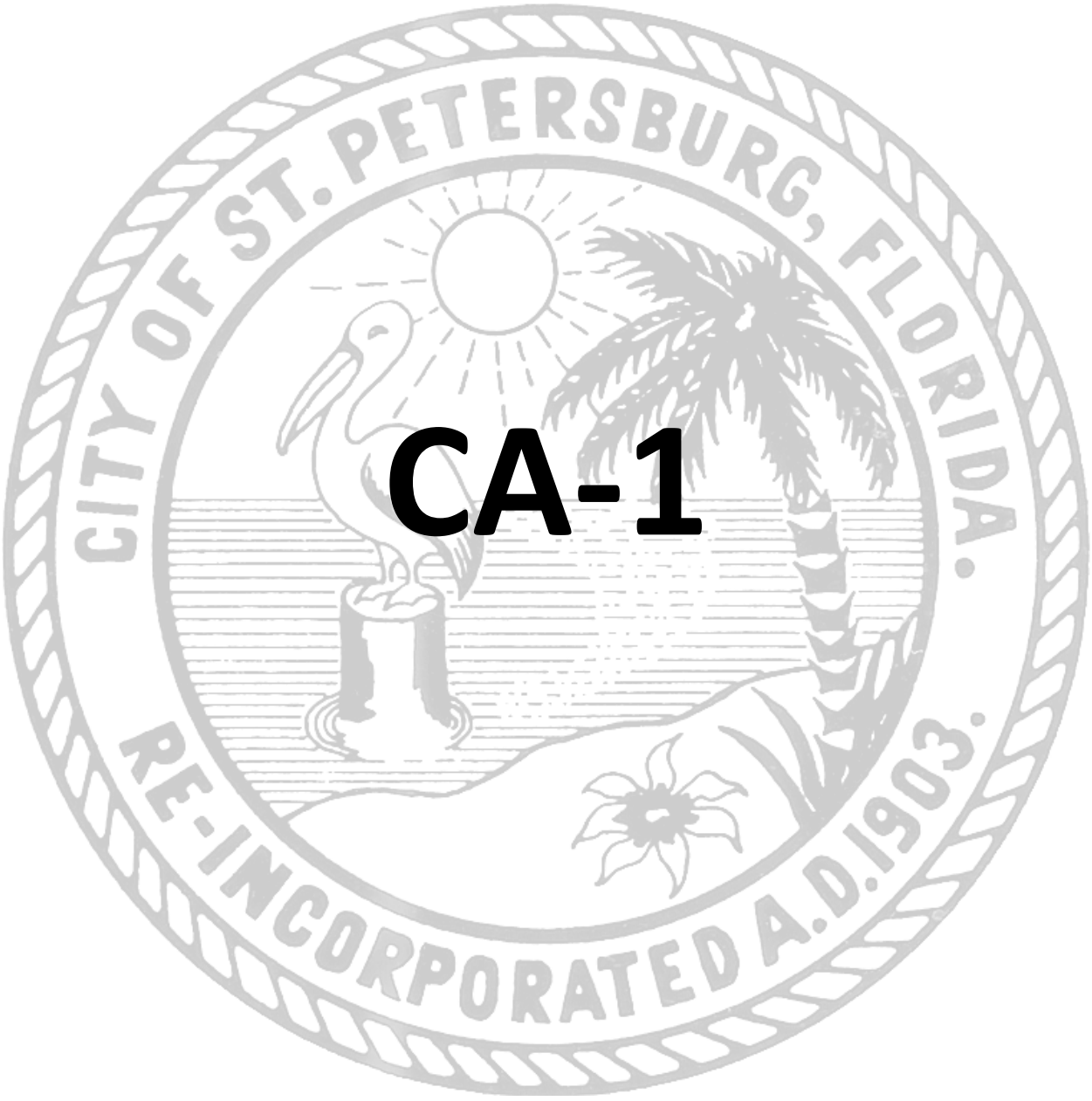
STAFF RECOMMENDATION

Approval of Resolution A

A RESOLUTION **DENYING** THE APPEAL AND **UPHOLDING** THE DEVELOPMENT REVIEW COMMISSION'S **APPROVAL** OF A SITE PLAN TO CONSTRUCT A 21-STORY BUILDING WITH 370-DWELLING UNITS INCLUDING 3,819 SQUARE FEET OF COMMERCIAL SPACE AND 485-PARKING SPACES WITH FLOOR AREA RATIO BONUSES AND A BUILDING HEIGHT BONUS FOR THE PROPERTY LOCATED AT 434 4TH STREET NORTH, 432, 442, 450 AND 466 5TH AVENUE NORTH (CITY FILE 25-31000007); MAKING FINDINGS BASED ON THE EVIDENCE; AND PROVIDING AN EFFECTIVE DATE.


THANK YOU

The following page(s) contain the backup material for Agenda Item: Accepting Statements of Qualifications from Cathcart Construction Company Florida, LLC, Kamminga & Roodvoets, Inc, Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc, and Rowland DE LLC for Stormwater and Drainage Improvement services for the Engineering and Capital Improvements Department, for a three-year contract amount of $10,000,000.
Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Accepting Statements of Qualifications from Cathcart Construction Company – Florida, LLC, Kamminga & Roodvoets, Inc, Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc, and Rowland DE LLC for Stormwater and Drainage Improvement services for the Engineering and Capital Improvements Department, for a three-year contract amount of $10,000,000.

Explanation: On November 7, 2025, the City issued Request for Qualifications, RFQ-26-014, for Stormwater and Drainage Improvements. The statements were due on December 30, 2025, and opened thereafter. The City received 14 Statements of Qualifications (SOQs) from the following firms:

1. Apollo Construction & Engineering Services, Inc.
2. BCS Construction Group
3. Cathcart Construction Company - Florida, LLC
4. Consolidated Land Services, Inc.
5. Kamminga & Roodvoets, Inc.
6. Keystone Excavators, Inc.
7. Nordic Underwater Services, Inc
8. Nu-Pipe LLC
9. Quality Enterprises USA, Inc.
10. Razorback LLC
11. Ric-Man Construction Florida, Inc.
12. Rowland DE LLC.
13. Southern Road & Bridge LLC
14. Stage Door II, LLC

Consolidated Land Services, Inc., was deemed non-responsive for failing to meet the minimum response requirements.

Evaluations of the proposals were conducted by the following staff:

Brejesh Prayman, Engineering & Capital Improvements Director
Roger Johnson, Engineering Design Manager
David Ojeda, Senior Capital Projects Coordinator

Statements of Qualifications were evaluated based on the following criteria:

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

On January 20, 2026, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The firms were scored, and the top eight firms were recommended for award:

1. Cathcart Construction Company - Florida, LLC
2. Kamminga & Roodvoets, Inc.
3. Keystone Excavators, Inc.
4. Nu-Pipe LLC
5. Quality Enterprises USA, Inc.
6. Razorback LLC
7. Ric-Man Construction Florida, inc.
8. Rowland DE LLC.

The Procurement and Supply Management Department, in cooperation with the Engineering & Capital Improvements Department, recommends:

Stormwater Drainage and Improvements.....…$10,000,000
(three-years @ $3,333,333 /year)

All eight firms have met the qualifications of RFQ 26-014, dated November 7, 2025. The services will include, but are not limited to, work associated with storm sewer and drainage structures; culverts, outfalls, and tidal structures; channels, swales, and stormwater facilities; and roadway, site, and surface restoration. Agreements will be issued to each vendor, effective for three-years and will be binding only for actual services rendered. The agreements will have one, two-year renewal option.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Stormwater Drainage Capital Projects Fund (4013), Drainage Line Rehab/Replacement FY26 Project (21287). Future year funding is subject to City Council approval.

Attachments: Technical Evaluation
Resolution

Technical Evaluation
RFQ-26-014: Stormwater and Drainage Improvements

Evaluated Firms

1. Apollo Construction & Engineering Services, Inc.
2. BCS Construction Group
3. Cathcart Construction Company - Florida, LLC
4. Kamminga & Roodvoets, Inc.
5. Keystone Excavators, Inc.
6. Nordic Underwater Services, Inc
7. Nu-Pipe LLC
8. Quality Enterprises USA, Inc.
9. Razorback LLC
10. Ric-Man Construction Florida, inc.
11. Rowland DE LLC.
12. Southern Road & Bridge LLC
13. Stage Door II, LLC

Evaluation Criteria

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

Team Background and Key Staff Availability	30 possible points
Experience and Relevant Project Examples	25 possible points
References	15 possible points
Intent to provide MOT services	10 possible points
Is the Firm a Disadvantages Business Enterprise (DBE)?	3 possible points
Is the Firm a Minority Business Enterprise (MBE)?	3 possible points
Is the Firm a Small Business Enterprise (SBE)?	3 possible points
Is the Firm a Woman Owned Business Enterprise (WBE)?	3 possible points
Does the Project Team include a Disadvantaged Business Enterprise (DBE)?	2 possible points
Does the Project Team include a Minority Business Enterprise (MBE)?	2 possible points
Does the Project Team include a Small Business Enterprise (SBE)?	2 possible points
Does the Project Team include a Woman Owned Business Enterprise (WBE)?	2 possible points

Tabulation of Scores

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

Company	Score	Rank
Ric-Man Construction Florida, Inc.	80.17	1
Kamminga & Roodvoets, Inc.	77.50	2
Quality Enterprises USA, Inc.	70.17	3
Keystone Excavators, Inc.	67.67	4
Cathcart Construction Company - Florida, LLC	58.67	5

Rowland DE LLC.	56.33	6
Razorback LLC	55.50	7
Nu-Pipe LLC	54.33	8
Nordic Underwater Services, Inc	48.50	9
BCS Construction Group	38.67	10
Apollo Construction & Engineering Services, Inc.	37.17	11
Southern Road & Bridge LLC	34.00	12
Stage Door II, LLC	28.83	13

Cathcart Construction Company – Florida, LLC, Kamminga & Roodvoets, Inc, Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc, and Rowland DE LLC have met the qualifications of RFQ 26-014 and were determined to be the most qualified firms, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

RESOLUTION 2026-_____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF CATHCART CONSTRUCTION COMPANY – FLORIDA, LLC, KAMMINGA & ROODVOETS, INC, KEYSTONE EXCAVATORS, INC., NU-PIPE LLC, QUALITY ENTERPRISES USA, INC., RAZORBACK LLC, RIC-MAN CONSTRUCTION FLORIDA, INC, AND ROWLAND DE LLC ("CONTRACTORS") AS THE MOST QUALIFIED FIRMS TO PROVIDE STORMWATER AND DRAINAGE IMPROVEMENT SERVICES FOR THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THREE-YEAR AGREEMENTS WITH ONE TWO-YEAR RENEWAL OPTION WITH THE CONTRACTORS FOR AS-NEEDED STORMWATER AND DRAINAGE IMPROVEMENT SERVICES FOR A TOTAL COMBINED CONTRACT AMOUNT NOT TO EXCEED $10,000,000 FOR THE INITIAL TERM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 7, 2025, the Procurement & Supply Management Department issued a request for qualifications ("RFQ"), RFQ-26-014 in accordance with City Code section 2-194 to engage the most qualified firm(s) to provide stormwater and drainage improvement services on an as-needed basis; and

WHEREAS, on December 30, 2025, the City received fourteen (14) statements of qualifications ("SOQs") in response to the RFQ; and

WHEREAS, one of the firms was deemed non-responsive for failing to meet the minimum response requirements; and

WHEREAS, on January 20, 2026, the selection committee (Brejesh Prayman, Roger Johnson, and David Ojeda) met to evaluate and score the statements of qualifications for the remaining thirteen (13) firms based on the evaluation criteria set forth in the RFQ; and

WHEREAS, the selection committee recommended the top eight firms for award: (1) Cathcart Construction Company - Florida, LLC, (2) Kamminga & Roodvoets, Inc., (3) Keystone Excavators, Inc., (4) Nu-Pipe LLC, (5) Quality Enterprises USA, Inc., (6) Razorback LLC, (7) Ric-Man Construction Florida, Inc., and (8) Rowland DE LLC; and

WHEREAS, the City will enter into three-year agreements with one two-year renewal option with Cathcart Construction Company - Florida, LLC, Kamminga & Roodvoets, Inc.,

Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc., and Rowland DE LLC for as-needed stormwater and drainage improvement services; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Cathcart Construction Company – Florida, LLC, Kamminga & Roodvoets, Inc, Keystone Excavators, Inc., Nu-Pipe LLC, Quality Enterprises USA, Inc., Razorback LLC, Ric-Man Construction Florida, Inc, and Rowland DE LLC ("Contractors") as the most qualified firms to provide as-needed stormwater and drainage improvement services for the Engineering and Capital Improvements Department is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute three-year agreements with one two-year renewal option between the City of St. Petersburg, Florida and the Contractors for as-needed stormwater and drainage improvement services for the Engineering and Capital Improvements Department for a total combined contract amount not to exceed $10,000,000 for the initial term.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

00876068.DOCX

DEPARTMENT:

Approvals - gcc
Report • Printed on March 2, 2026

Approved

911-87 Stormwater and Drainage Improvements, March 26, 2026

Attachments

Technical Evaluation
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Consent
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Final status: Approved

Step 4: 1 of 2 recipients approved
Claude Tankersley, Sarah B. Johnson

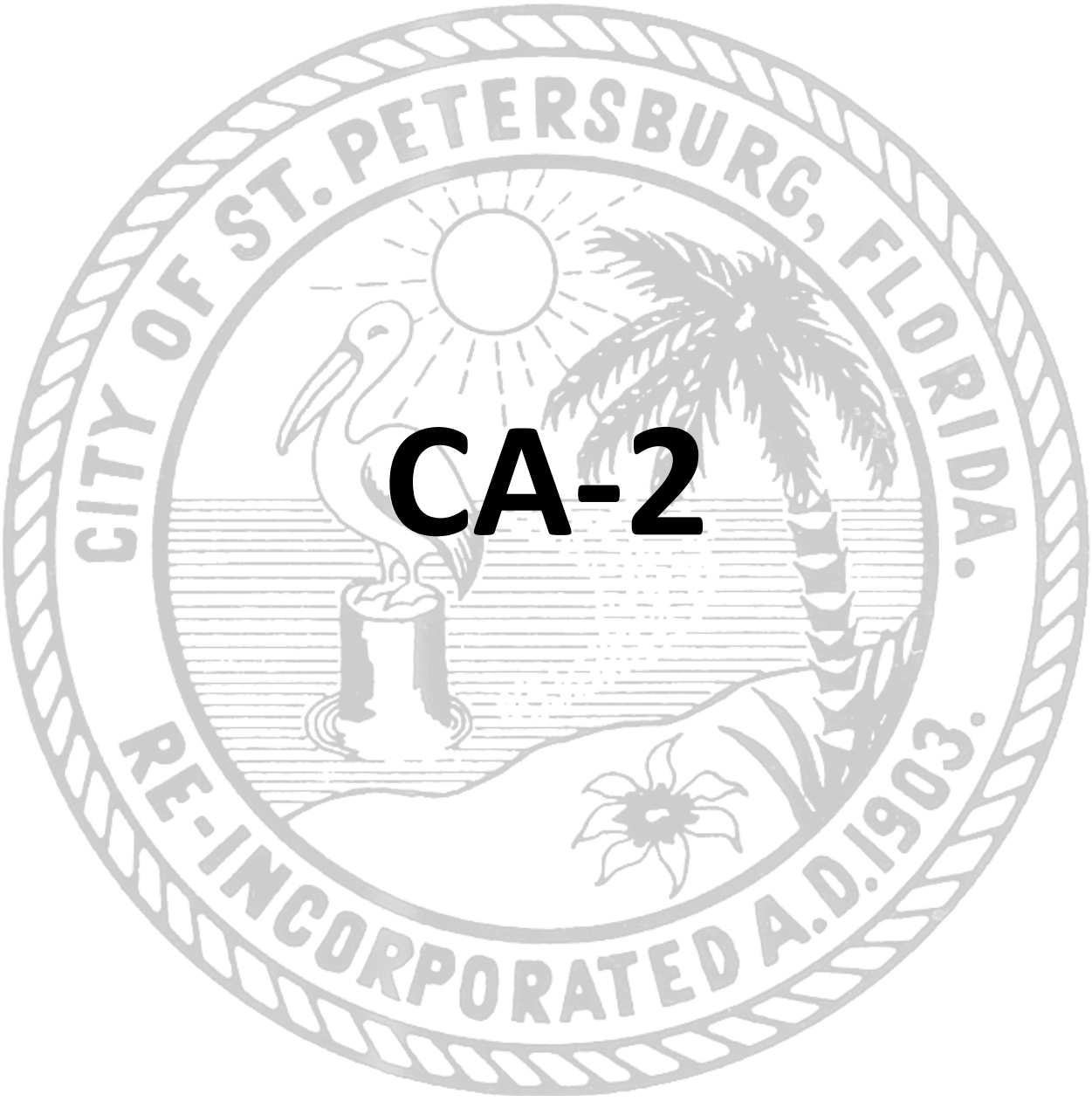
BP **Step 3: Approved by**
Brejesh Prayman 2/27/2026 12:14:23 PM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/25/2026 4:32:01 PM

SM **Step 1: Approved by**
Stacey McKee 2/25/2026 8:39:38 AM

VA **Requested by**
Victoria L. Amerson 2/25/2026 8:31:17 AM

The following page(s) contain the backup material for Agenda Item: Accepting Statements of Qualifications from Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC for Flatwork Construction services for the Engineering and Capital Improvements Department, for a three-year contract amount of $9,000,000.
Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Accepting Statements of Qualifications from Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC for Flatwork Construction services for the Engineering and Capital Improvements Department, for a three-year contract amount of $9,000,000.

Explanation: On December 18, 2025, the City issued Request for Qualifications, RFQ-26-050, for Flatwork Construction. The statements were due on January 22, 2026, and opened thereafter. The City received 13 Statements of Qualifications (SOQs) from the following firms:

1. Ajax Paving Industries of Florida, LLC
2. Cathcart Construction Company - Florida, LLC
3. Central Florida Contractors Inc
4. C&T Contracting Services, LLC
5. Elite Concrete USA
6. Flores Construction Co.
7. Gilliam Construction LLC
8. Gulf Side Improvements LLC
9. Mailloux and Sons
10. PCS Civil, LLC
11. Solution Source Inc.
12. Strategist Project Support Services
13. The Cao Group, LLC

Gulf Side Improvements LLC, Mailloux and Sons, Solution Source Inc, and Strategist Project Support Services were deemed non-responsive for failing to meet the minimum response requirements.

Evaluations of the proposals were conducted by the following staff:

Evan Birk, Engineering Design Manager
Daniel Singleton, Civil Engineer
Mark Rothaus, Civil Engineer II

Statements of Qualifications were evaluated based on the following criteria:

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

On February 11, 2026, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The firms were scored, and all nine firms were recommended for award:

1. Ajax Paving Industries of Florida, LLC
2. Cathcart Construction Company - Florida, LLC
3. Central Florida Contractors Inc
4. C&T Contracting Services, LLC
5. Elite Concrete USA
6. Flores Construction Co.
7. Gilliam Construction LLC
8. PCS Civil, LLC
9. The Cao Group, LLC

The Procurement and Supply Management Department, in cooperation with the Engineering & Capital Improvements Department, recommends:

Flatwork Construction.....…$9,000,000
(three-years @ $3,000,000 /year)

All nine firms have met the qualifications of RFQ 26-050, dated December 18, 2025. The services will include, but are not limited to, the construction of flatwork such as sidewalks, driveways, curb ramps, curb and gutter, and traffic separators. Agreements will be issued to each vendor, effective for three-years and will be binding only for actual services rendered. The agreements will have one, two-year renewal option.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Citywide Infrastructure Capital Improvement Fund (3027) Curb/Ramp Reconstruction FY26 Projects (21245) and Sidewalk Reconstruction FY26 Projects (21246). Future year funding is subject to City Council approval.

Attachments: Technical Evaluation
Resolution

Technical Evaluation
RFQ-26-050: Flatwork Construction

Evaluated Firms

1. Ajax Paving Industries of Florida, LLC
2. Cathcart Construction Company - Florida, LLC
3. Central Florida Contractors Inc
4. C&T Contracting Services, LLC
5. Elite Concrete USA
6. Flores Construction Co.
7. Gilliam Construction LLC
8. PCS Civil, LLC
9. The Cao Group, LLC

Evaluation Criteria

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

Team Background and Key Staff Availability	33 possible points
Experience and Relevant Project Examples	25 possible points
Project Approach	22 possible points
Is the Firm a Disadvantages Business Enterprise (DBE)?	3 possible points
Is the Firm a Minority Business Enterprise (MBE)?	3 possible points
Is the Firm a Small Business Enterprise (SBE)?	3 possible points
Is the Firm a Woman Owned Business Enterprise (WBE)?	3 possible points
Does the Project Team include a Disadvantaged Business Enterprise (DBE)?	2 possible points
Does the Project Team include a Minority Business Enterprise (MBE)?	2 possible points
Does the Project Team include a Small Business Enterprise (SBE)?	2 possible points
Does the Project Team include a Woman Owned Business Enterprise (WBE)?	2 possible points

Tabulation of Scores

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

Company	Score	Rank
Central Florida Contractors Inc	79.47	1
The Cao Group, LLC	68.23	2
Ajax Paving Industries of Florida, LLC	66.40	3
Cathcart Construction Company - Florida, LLC	64.90	4
C&T Contracting Services, LLC	63.27	5
PCS Civil, LLC	62.53	6
Flores Construction Co.	60.90	7
Gilliam Construction LLC	59.37	8
Elite Concrete USA	49.93	9

Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC have met the qualifications of RFQ 26-050 and were determined to be the most qualified firms, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

RESOLUTION 2026-_____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF AJAX PAVING INDUSTRIES OF FLORIDA, LLC, C&T CONTRACTING SERVICES, LLC, CATHCART CONSTRUCTION COMPANY - FLORIDA, LLC, CENTRAL FLORIDA CONTRACTORS INC, ELITE CONCRETE USA, FLORES CONSTRUCTION CO., GILLIAM CONSTRUCTION LLC, PCS CIVIL, LLC, AND THE CAO GROUP, LLC ("CONTRACTORS") AS THE MOST QUALIFIED FIRMS TO PROVIDE FLATWORK CONSTRUCTION SERVICES FOR THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THREE-YEAR AGREEMENTS WITH ONE TWO-YEAR RENEWAL OPTION WITH THE CONTRACTORS FOR AS-NEEDED FLATWORK CONSTRUCTION SERVICES FOR A TOTAL COMBINED CONTRACT AMOUNT NOT TO EXCEED $9,000,000 FOR THE INITIAL TERM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 18, 2025, the Procurement & Supply Management Department issued a request for qualifications ("RFQ"), RFQ-26-050 in accordance with City Code section 2-194 to engage the most qualified firm(s) to provide flatwork construction services on an as-needed basis; and

WHEREAS, on January 22, 2026, the City received thirteen (13) statements of qualifications ("SOQs") in response to the RFQ; and

WHEREAS, four of the firms were deemed non-responsive for failing to meet the minimum response requirements; and

WHEREAS, on February 11, 2026, the selection committee (Evan Birk, Daniel Singleton, and Mark Rothaus) met to evaluate and score the statements of qualifications for the remaining nine (9) firms based on the evaluation criteria set forth in the RFQ; and

WHEREAS, the selection committee recommended all nine (9) firms for award: (1) Ajax Paving Industries of Florida, LLC, (2) C&T Contracting Services, LLC, (3) Cathcart Construction Company - Florida, LLC, (4) Central Florida Contractors Inc, (5) Elite Concrete USA, (6) Flores Construction Co., (7) Gilliam Construction LLC, (8) PCS Civil, LLC, and (9) The Cao Group, LLC; and

WHEREAS, the City will enter into three-year agreements with one two-year renewal option with Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC for as-needed flatwork construction services; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Ajax Paving Industries of Florida, LLC, C&T Contracting Services, LLC, Cathcart Construction Company - Florida, LLC, Central Florida Contractors Inc, Elite Concrete USA, Flores Construction Co., Gilliam Construction LLC, PCS Civil, LLC, and The Cao Group, LLC ("Contractors") as the most qualified firms to provide as-needed flatwork construction services for the Engineering and Capital Improvements Department is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute three-year agreements with one two-year renewal option between the City of St. Petersburg, Florida and the Contractors for as-needed flatwork construction services for the Engineering and Capital Improvements Department for a total combined contract amount not to exceed $9,000,000 for the initial term.

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00876189.DOCX

Approvals - gcc
Report • Printed on March 2, 2026

Approved

913-27 Flatwork Construction, March 26, 2026

Attachments

Consent
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Technical Evaluation
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Final status: Approved

Step 4: 1 of 2 recipients approved
Claude Tankersley, Sarah B. Johnson

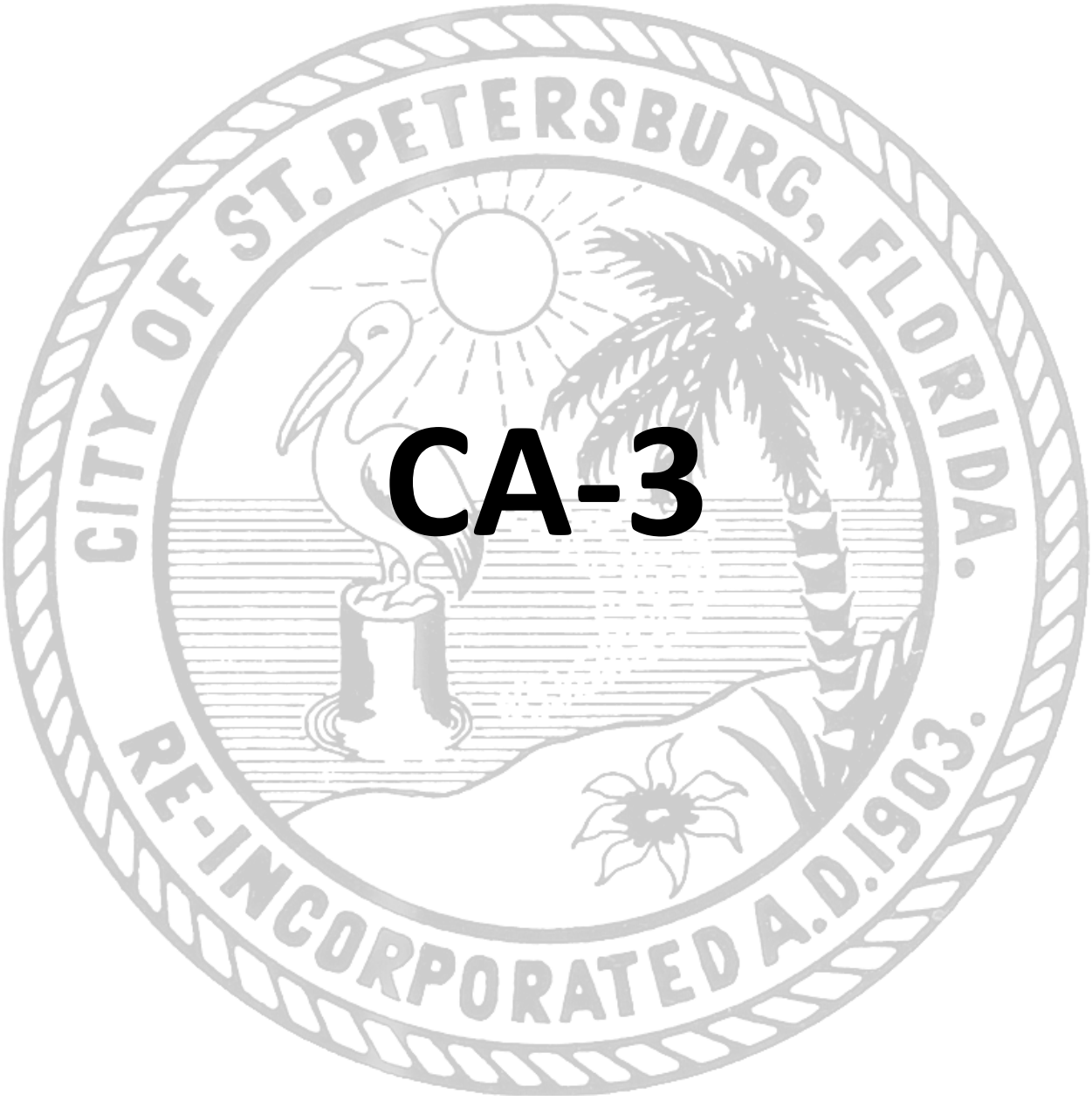
BP **Step 3: Approved by**
Brejesh Prayman 2/27/2026 12:12:08 PM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/25/2026 4:31:42 PM

SM **Step 1: Approved by**
Stacey McKee 2/25/2026 8:40:05 AM

VA **Requested by**
Victoria L. Amerson 2/25/2026 8:32:59 AM

The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of $1,500,000 from the unappropriated balance of the Water Equipment Replacement Fund (4007), to the Fleet Management Department, Fleet Mechanical Costs Division (800-2527), to provide funding for a Vactor Truck and other replacement vehicles; and providing an effective date.
Please scroll down to view the backup material.



CA-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda Meeting of
March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: A resolution approving a supplemental appropriation in the amount of $1,500,000 from the unappropriated balance of the Water Equipment Replacement Fund (4007), to the Fleet Management Department, Fleet Mechanical Costs Division (800-2527), to provide funding for unplanned Vactor Truck replacement needs and additional cost of planned replacement vehicles.

Explanation: The Fleet Management Department is requesting a supplemental appropriation for unplanned Vactor Truck replacement needs and additional cost of planned replacement vehicles.

Cost/Funding/Assessment Information: Funding in the amount of $3,000,000 was previously appropriated for vehicle and equipment replacement in the FY26 Adopted Budget. Actual FY26 replacement costs will exceed the previously budgeted amount, due to unplanned replacement needs and greater than budget cost of planned replacements. Additional funding will be available after the approval of a supplemental appropriation in the amount of $1,500,000 from the unappropriated balance of the Water Equipment Replacement Fund (4007), to the Fleet Management Department, Fleet Mechanical Costs Division (800-2527).

Attachments: Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $1,500,000 FROM THE UNAPPROPRIATED BALANCE OF THE WATER EQUIPMENT REPLACEMENT FUND (4007), TO THE FLEET MANAGEMENT DEPARTMENT, FLEET MECHANICAL COSTS DIVISION (800-2527), TO PROVIDE FUNDING FOR A VACTOR TRUCK AND OTHER REPLACEMENT VEHICLES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, this supplemental appropriation is needed to provide funding for a Vactor Truck and other replacement vehicles; and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the unappropriated balance of the Water Equipment Replacement Fund (4007), to the Fleet Management Department, Fleet Mechanical Costs Division (800-2527), the following supplemental appropriation for FY26:

Water Equipment Replacement Fund (4007)	
Fleet Management Department	
Fleet Mechanical Costs Division (800-2527)	$1,500,000

This Resolution shall become effective immediately upon its adoption.

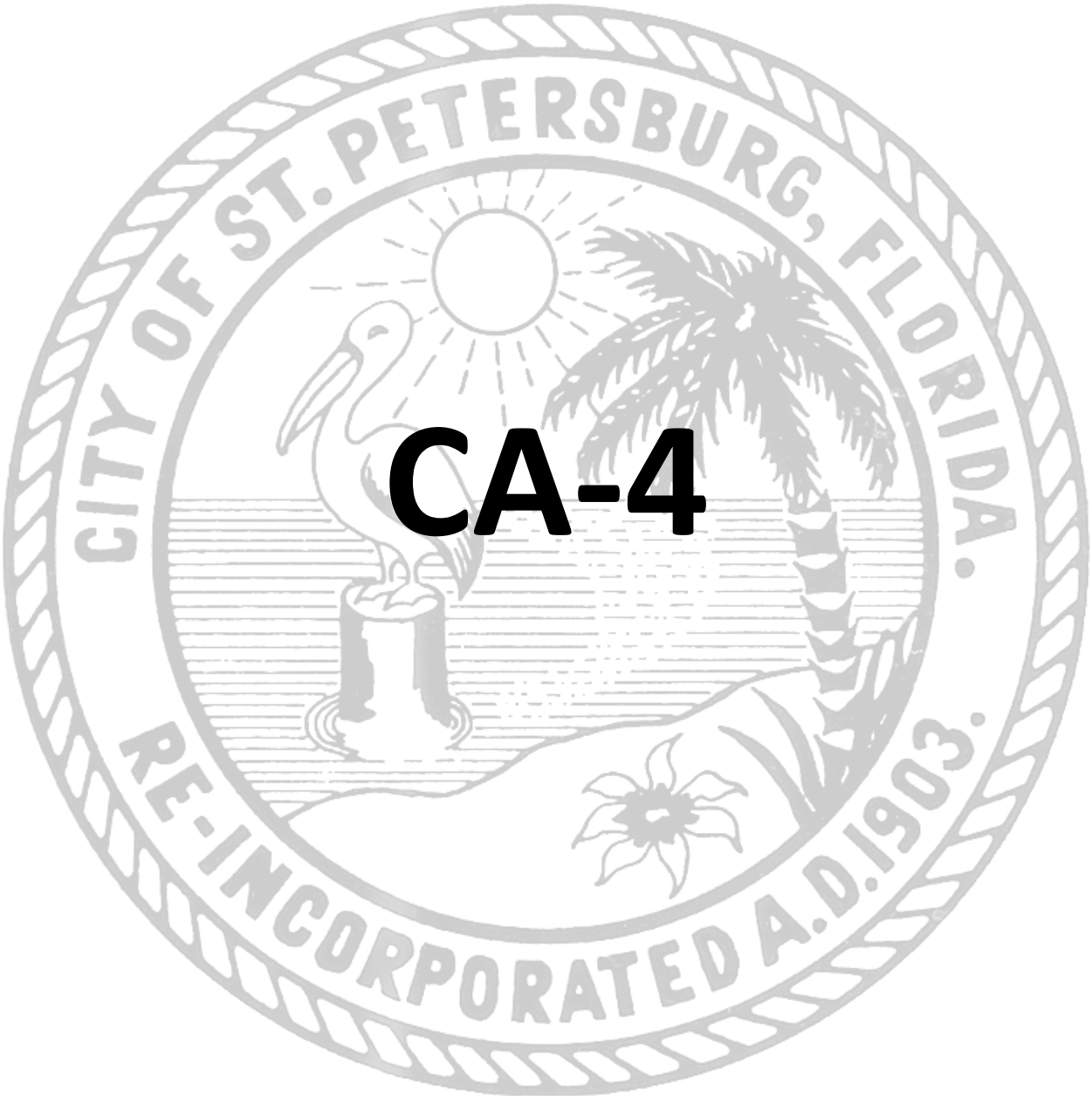
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DEPARTMENT:

BUDGET:

The following page(s) contain the backup material for Agenda Item: A Resolution approving the First Amendment to the Construction Agreement with TLC Diversified, Inc. dated April 20, 2023 to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical revisions and increase the contract amount in the amount of $1,138,782 for this additional work related to the Lift Station No. 63 Master Improvement Project; providing that the total Contract amount shall not exceed $7,629,782; authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date. (ECID Project No. 18092-111; Oracle No. 15809)
Please scroll down to view the backup material.



CA-4

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

SUBJECT: A Resolution approving the First Amendment to the Construction Agreement with TLC Diversified, Inc. dated April 20, 2023 to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical revisions and increase the contract amount in the amount of $1,138,782 for this additional work related to the Lift Station No. 63 Master Improvement Project; providing that the total Contract amount shall not exceed $7,629,782; authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date. (ECID Project No. 18092-111; Oracle No. 15809)

EXPLANATION: The Northeast Master Pump Station was built in 1989 and currently serves an equivalent population of approximately 20,000, with an average daily flow of 2 million gallons per day and a peak wet weather flow of approximately 7.2 million gallons per day. The Northeast Master Pump Station serves the area as shown on the attached location map. The majority of the original mechanical and electrical equipment is still in service and is deficient or has reached the end of its useful life. The project will include replacement of pumps, emergency generator, electrical and control systems, flow control gates, piping, valves, and master flowmeter; modification/ replacement of the overhead crane system; and various structural modifications or repairs.

On April 20, 2023, City Council approved a Construction Contract with TLC Diversified, Inc. to provide construction services for Lift Station No. 63 in the amount of $6,491,000.

Lift Station 63 is located in the 9600 block of San Martin Blvd NE in unincorporated Pinellas County and is classified by the County as a Critical Facility located in a floodplain. During the permitting phase, the County's Floodplain Administrator determined that the proposed rehabilitation costs exceed 50% of the structure's value. This triggered a "Substantial Improvement" designation, requiring the City to upgrade the facility to meet 500-year Base Flood Elevation (BFE) standards in order to comply with the enhanced flood protection requirements.

The First Amendment to the Construction Contract with TLC Diversified, Inc. will provide construction services for a reinforced concrete floodwall designed for 500-year flood zone compliance and installation of internal bracing within the wet well room to prevent a potential structural collapse due to increased hydrostatic pressure in the event of a 500-year flood event. The Amendment also addressees necessary flood-related revisions to the HVAC and electrical systems to ensure operational continuity.

The Contract and First Amendment include the following phases and associated not-to-exceed costs respectively:

Original Contract Amount	$ 6,491,000.00
Change Order No. 1	$ 1,138,782.00
Revised Contract Amount	$ 7,629,782.00

RECOMMENDATION: Administration recommends City Council approve the attached Resolution accepting the First Amendment to the Construction Agreement with TLC Diversified, Inc. dated April 20, 2023 to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical revisions and increase the contract amount in the amount of $1,138,782 for this additional work related to the Lift Station No. 63 Master Improvement Project; providing that the total Contract amount shall not exceed $7,629,782; authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date. (ECID Project No. 18092-111; Oracle No. 15809)

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), Lift Station #63 Northeast Master Rehab Project (15809)

ATTACHMENTS: Resolution
TLC Diversified, Inc Draft Change Orders

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CONSTRUCTION AGREEMENT WITH TLC DIVERSIFIED, INC. DATED APRIL 20, 2023 TO EXPAND THE SCOPE OF WORK TO INCLUDE CONSTRUCTION OF A REINFORCED CONCRETE FLOODWALL, WET WELL BRACING, ALONG WITH HVAC AND ELECTRICAL SYSTEM REVISIONS AND INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF $1,138,782 FOR THIS ADDITIONAL WORK RELATED TO THE LIFT STATION NO. 63 MASTER IMPROVEMENT PROJECT; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $7,629,782; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 18092-111; ORACLE NO.15809)

WHEREAS, on April 20, 2023, the City of St. Petersburg, Florida ("City") and TLC Diversified, Inc. ("TLC") executed a construction agreement for TLC to provide construction services in the amount of $6,491,000 related to the Lift Station No. 63 Master Improvement Project ("Project"); and

WHEREAS, Administration desires to amend the construction agreement to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical system revisions and increase the contract amount in the amount of $1,138,782 for this additional work.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the First Amendment to the construction agreement with TLC Diversified, Inc. dated April 20, 2023 to expand the scope of work to include construction of a reinforced concrete floodwall, wet well bracing, along with HVAC and electrical system revisions and increase the contract amount in the amount of $1,138,782 for this additional work related to the Lift Station No. 63 Master Improvement Project is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount, shall not exceed $7,629,782.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

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Engineering & Capital Improvements Department

Change Order

Project Number	18092-111
Project Title	Lift Station 63 Northeast Master Improvements
Change Order Number	1

The Contract entered into between TLC Diversified, Inc. party of the first part, and the City of St. Petersburg, Florida, party of the second part, on July 10, 2023, for Lift Station 63 Northeast Master Improvements.

The Contract is revised as follows:

- To expand the scope of work to include Construction of a reinforced concrete floodwall, wet well bracing, mechanical and electrical revisions and increase the contract amount in the amount of $1,138,782.00.

Total Change Order No. 1	$ 1,138,782.00

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

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

Original Contract Completion Date	01/14/2027	Original Contract Price	$ 6,491,000.00
Contract Completion Prior to this Change	01/14/2027	Contract Price Prior to this Change	$ 6,491,000.00
This Time Change	0 days	This Price Change	$ 1,138,782.00
New Contract Completion Date	01/14/2027	New Contract Price	$ 7,629,782.00

Contract Change reviewed by:

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

Contract Change Recorded by:

Budget Date

Grace Kraemer Date
CIP Financial Coordinator

Contract Change authorized by City Council:

Resolution No. Date

ACCEPTED for the party of the first part by:

TLC Diversified, Inc. Date

ACCEPTED for the party of the second party by:

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

Funding Source(s) _____

Approvals - gcc
Report • Printed on March 12, 2026

Approved

3/26 Council - TLC - LS63 - Change Order

Attachments

TLC - Lift Station 63- Change C
https://stpete1-my.sharepoint.com/:

Final status: Approved

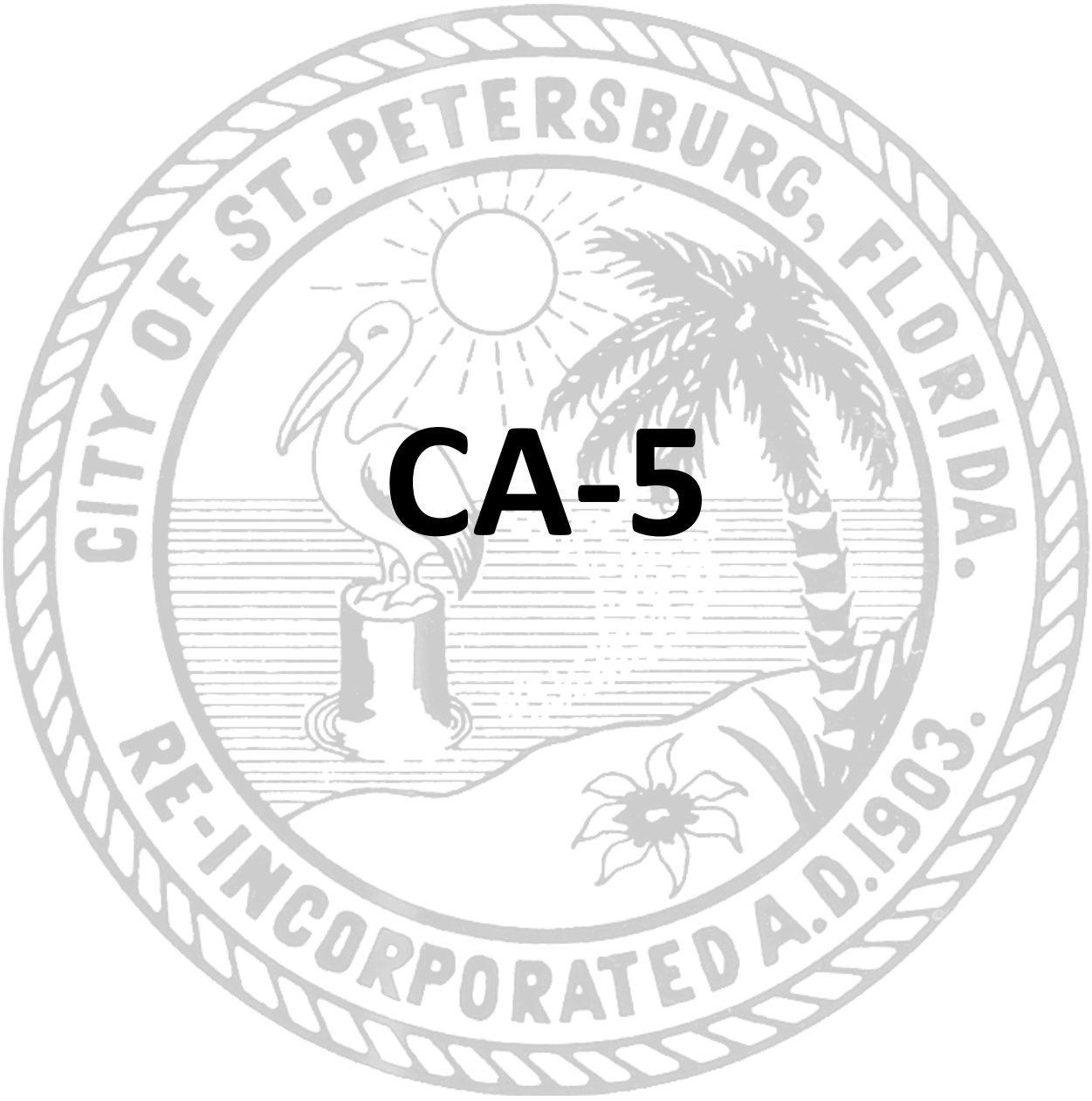
CT **Step 3: Approved by**
Claude Tankersley 3/12/2026 2:26:16 PM

SM **Step 2: Approved by**
Stacey McKee 3/12/2026 10:59:26 AM

BP **Step 1: Approved by**
Brejesh Prayman 3/12/2026 10:51:18 AM

SJ **Requested by**
Sarah B. Johnson 3/11/2026 2:59:41 PM

The following page(s) contain the backup material for Agenda Item: A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated October 5, 2023, as amended, between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") for A/E to provide design phase services related to the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project in an amount not to exceed $927,769.50; providing that the total contract amount shall not exceed $1,186,219.50; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)
Please scroll down to view the backup material.



CA-5

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

SUBJECT: A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated October 5, 2023, as amended, between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") for A/E to provide design phase services related to the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project in an amount not to exceed $927,769.50; providing that the total contract amount shall not exceed $1,186,219.50; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

EXPLANATION: On August 17, 2023, City Council acknowledged the selection of Sweet Sparkman Architects, Inc. as the most qualified firm to provide architectural design services for the Public Safety Training Facilities Project and approved an A/E Agreement in an amount not to exceed of $186,655 for the predesign analysis, programming, master planning and conceptual design for a new Public Safety Training Facility. The intended facility would combine the St. Petersburg Police Canine Unit and the St. Petersburg Fire & Rescue Training complex on approximately six acres of the adjoining Lake Maggiore brush site. This Agreement included an $20,000.00 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Following the completion of this effort, Administration determined that combining the two functions on one site was not the most cost-effective solution. The project was put on hold subject to further evaluation of site options, including relocation of the Canine Unit to another site, and redeveloping the Fire & Rescue training on the existing campus in a phased approach. A parcel has been identified for the Canine Unit and a test-fit analysis has been performed.

On May 17, 2024, Administration approved the First Amendment to the A/E Agreement in the amount of $19,970 from the previously approved project allowance, for A/E to determine the initial feasibility of using the existing fire training site to accommodate the Fire & Rescue Department's long term training needs.

On July 10, 2025, City Council approved the Second Amendment to the A/E Agreement in the amount of $71,795, for A/E to develop a comprehensive master plan and opinion of probable cost for Fire Training Facility.

The Third Amendment to the A/E agreement in the amount of $927,769.50 shall include schematic design, design development, construction documents, civil engineering, landscape design, site planning/ permitting, environmental services, geotechnical services, fire training consultant, LEED Services, energy modeling, site lighting design, comm/distribution, AV, and security, PV design services, lightning protection, furniture coordination, cost estimate (NTE), and commissioning services for the City of St. Petersburg Fire Training Complex including site work. This Amendment includes an $8,000.00 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

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

		Approved	Authorized
Agreement	Project Set-up and Admin	$ 35,630.00	$ 35,630.00
	Pre-Design Services	$ 43,025.00	$ 43,025.00
	Preliminary Design Services	$ 88,000.00	$ 88,000.00
	Allowance	$ 20,000.00	
	Sub-Total	**$ 186,655.00**	**$ 166,655.00**
First Amendment	Master Planning		$ 19,970.00
	Sub-Total		**$ 19,970.00**
Second Amendment	Master Plan	$ 55,165.00	$ 55,165.00
	Opinion of Probable Cost	$ 6,130.00	$ 6,130.00
	Allowance	$ 500.00	$ 500.00
	Design Contingency	$ 10,000.00	$ 10,000.00
	Sub-Total	**$ 71,795.00**	**$ 71,795.00**
Third Amendment	Design Phase	$ 919,769.50	
	Allowance	$ 8,000.00	
	Sub – Total	**$ 927,769.50**	
	Total	**$ 1,186,219.50**	

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute the Third Amendment to the Architect/Engineering Agreement dated October 5, 2023, as amended, between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") for A/E to provide design phase services related to the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project in an amount not to exceed $927,769.50; providing that the total contract amount shall not exceed $1,186,219.50; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 22209-018; Oracle No. 19157)

COST/FUNDING INFORMATION: Funding has been previously appropriated in the Public Safety Capital Improvement Fund (3025), Fire Training Complex Project (19157).

ATTACHMENTS: Amended Appendices
Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT DATED OCTOBER 5, 2023, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND SWEET SPARKMAN ARCHITECTS, INC. ("A/E") FOR A/E TO PROVIDE DESIGN PHASE SERVICES RELATED TO THE CITY OF ST. PETERSBURG FIRE TRAINING COMPLEX AS PART OF THE PUBLIC SAFETY TRAINING FACILITIES PROJECT IN AN AMOUNT NOT TO EXCEED $927,769.50; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $1,186,219.50; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE THIRD AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 22209-018; ORACLE NO. 19157)

WHEREAS, the City of St. Petersburg, Florida ("City") and Sweet Sparkman Architects, Inc. ("A/E") executed an architect/engineering agreement on October 5, 2023 for A/E to provide professional services for the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project ("Project") in an amount not to exceed $186,655, which amount included a $20,000 allowance; and

WHEREAS, Administration executed the First Amendment on May 17, 2024, to expand the scope of services for A/E to provide determination of the initial feasibility of using the existing fire training site to accommodate the Fire & Rescue Department's long term training needs related to the Project in an amount not to exceed $19,970 (from the previously approved allowance); and

WHEREAS, City Council approved the Second Amendment on July 10, 2025, to expand the scope of services for A/E to develop a comprehensive master plan and opinion of probable cost related to the Project in an amount not to exceed $71,795 (which amount included a $500 allowance and $10,000 for design contingency); and

WHEREAS, the architect/engineering agreement dated October 5, 2023 as amended by the First Amendment and Second Amendment is collectively the "Agreement"; and

WHEREAS, the City and A/E desire to amend the Agreement for a third time for A/E to provide design phase services related to the Project in an amount not to exceed $927,769.50, which amount includes an $8,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Third Amendment to the architect/engineering agreement dated

October 5, 2023, as amended, between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") for A/E to provide design phase services related to the City of St. Petersburg Fire Training Complex as part of the Public Safety Training Facilities Project in an amount not to exceed $927,769.50 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed $1,186,219.50.

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

This resolution shall become effective immediately upon its adoption.

LEGAL:

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DEPARTMENT:

ATTACHMENT 3 TO APPENDIX A - SCOPE OF SERVICES
FIRE TRAINING COMPLEX
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018

In addition to the services, activities, responsibilities and Deliverables set forth in Appendix A, the A/E shall also provide the services, activities, responsibilities and Deliverables set forth in this Attachment 3 to Appendix A as follows:

GENERAL DESCRIPTION

The City of St. Petersburg ("City") selected Sweet Sparkman Architects, Inc. ("A/E") as the Architectural/ Engineering (A/E) firm for the preliminary design, detailed design, bidding, and construction phase services of the City of St. Petersburg Fire Training Complex. The Scope of Services sets forth the services, activities, deliverables, and responsibilities that will be performed by the A/E and the Deliverables that will be provided by the A/E pursuant to the Agreement. The terms contained in this Scope of Services shall have the meanings set forth in the Agreement unless otherwise defined in the Scope of Services.

The tasks set forth in this Scope of Services and the services, activities, responsibilities, and Deliverables that shall be performed or provided by A/E in accordance with the Agreement are as follows:

PROJECT UNDERSTANDING

The existing Fire Training grounds were built in the mid 1980's and are located at 3200 22ND ST S, St Petersburg, FL 33712. The site is approximately 3.6 acres in area and located along the west end of Lake Maggiore and includes the K-9 training compound along the south boundary. The current Fire Training program includes three portable classrooms, a four-story masonry tower with a built-in standpipe system, and several other structures that serve as training props, including metal burn containers. The K-9 component will be relocated to an off-site location.

The proposed Fire Training Complex project includes comprehensive site redevelopment and facility enhancements to support current and future training operations. The project will require demolition of existing facilities, including mobile classrooms, the K-9 administration building and kennels, K-9 training yards, and other ancillary aged training structures and support spaces, to allow for efficient reconfiguration of the site.
The redevelopment will require a Special Exception to allow continued redevelopment under the existing government use designation, as well as a replat to accommodate the revised site configuration and infrastructure layout.

New site improvements will consist of grading and earthwork; stormwater management systems including ponds, conveyance, and BMPs; utility infrastructure (water, sewer, electric, and communications); parking areas and vehicular drives; pedestrian walkways and sidewalks; exterior site lighting; training pads and apparatus aprons; erosion control and SWPPP best practices; and potential cut/fill operations, subgrade stabilization, and long utility runs.

The project will also include new primary entry signage and monument signage. Site development must address the property's location within an AE floodplain and its adjacency to an impaired water body. Additionally, new water quality standards effective January 1, 2026, are anticipated to significantly influence stormwater design, permitting strategy, and overall development costs.
Vertical improvements include construction of a new approximately 9,555 SF Logistic Building to support instructional and administrative functions; a two-story, approximately 2,688 SF reinforced

CMU training structure designed for ladder, hose, and forcible entry training; and repairs and upgrades to the existing approximately five-story no-burn training tower (approximately 2,422 SF footprint), including restoration of the existing drafting pit.

Additional improvements include construction of a dumpster enclosure with gates, and development of a screened mechanical/electrical yard with paved pad, utility tie-ins, and housekeeping pads.

The City intends to pursue LEED Gold certification for the new Logistics Building to support its commitment to sustainability and long-term operational efficiency. The project will incorporate high-performance building systems, water and energy conservation strategies, sustainable materials, and enhanced indoor environmental quality measures.
Collectively, the project is intended to provide a durable, code-compliant, and resilient training environment responsive to operational needs, regulatory requirements, and environmental constraints.

SCOPE OF SERVICES

TASK 1 SCHEMATIC DESIGN

1.1 A/E shall review the program and other information furnished by the Owner, and shall review codes and regulations applicable to Consultant's services.
1.2 A/E shall prepare a preliminary evaluation of the Owner's program, schedule, budget, site, and the proposed procurement or delivery method, and other initial information, to ascertain the requirements of the project. A/E shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.
1.3 A/E shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction. A/E shall reach an understanding with the Owner regarding the requirements of the project.
1.4 Based on the Project's requirements agreed upon with the Owner, A/E shall prepare and present for the Owner's approval a preliminary design illustrating the scale and relationship of the Project components.
1.5 Based on the Owner's approval of the preliminary design, A/E shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents, including a site plan, if appropriate, and preliminary building plans, section and elevations; and may include some combination of study models, perspective sketches, or digital modeling. Preliminary narrative selections of major building systems and construction materials shall be noted on the drawings or described in writing.

1.6 A/E shall submit the Schematic Design Documents to the Owner and request the Owner's approval.
1.7 A/E understands that Owner will engage the services of a Construction Manager to provide pre-construction services to include an estimate of the Cost of the Work.
1.8 Schematic Design Phase includes up to (4) meetings with the Fire Department and City of St. Petersburg staff

Deliverables:

- Meeting Notes from each meeting(s).
- Updated design schedule
- Schematic Architectural plans as indicated above

- Schematic color-rendered exterior view
- Preliminary civil engineering plans
- M/E/P/FP and structural narratives

TASK 2 DESIGN DEVELOPMENT

2.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, A/E shall prepare Design Development Documents for the Owner's approval.
2.2 The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.
2.3 The Architect shall submit the Design Development Documents to the Owner and request the Owner's approval.
2.4 A/E understands that Owner will engage the services of a Construction Manager to provide pre-construction services to include an estimate of the Cost of the Work.
2.5 Design Development Phase includes up to (4) meetings with the Fire Department and City of St. Petersburg staff

Deliverables

- Meeting notes from each meeting(s).
- Updated design schedule
- Design Development plans as indicated above
- Civil Engineering plans
- M/E/P/FP and Structural Design Development plans
- Design Development Project Manual in book format
- Revised color-rendered exterior view or colored elevations

TASK 3 CONSTRUCTION DOCUMENTATION

3.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, A/E shall prepare Construction Documents for the Owner's approval.
3.2 The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the work, in a manner consistent with locally accepted standards for professional skill and care.

3.3 A/E shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.
3.4 The Owner and A/E acknowledge that in order to construct the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which A/E shall review in accordance with the Construction Administration Phase outlined below.
3.5 The Architect shall submit the Construction Documents to the Owner and request the Owner's approval.

3.6 Construction Document Phase includes up to (4) meetings with the Fire Department and City of St. Petersburg staff.
3.7 A/E understands that Owner will engage the services of a Construction Manager to provide pre-construction services to include an estimate of the Cost of the Work

Deliverables

- Meeting notes from each meeting(s).
- Updated design schedule
- Construction Documents as indicated above
- Civil Engineering Grading, Drainage and Utility plans
- M/E/P/FP and Structural Construction Documents
- Construction Document Project Manual in book format

TASK 4 CIVIL ENGINEERING

4.1 SCHEMATIC DESIGN (SD) PLANS

The Consultant will perform initial investigations and schematic design services for proposed civil and landscape site improvements. This will be for understanding existing site conditions in relation to the proposed design, defining the nature and extent of the improvements, and assisting the project team in developing a refined site plan layout. Services will include:

- Incorporating information gathered in the data collection activity into concept plan updates.
- Access, Circulation and Parking – Confirm preliminary layout including access and circulation for the project.
- Paving and Grading – Establish preliminary grades, the stormwater control elevations (based on the best available information), and the approximate finished floor elevation of the building structures.
- Drainage – Refine concept plan layout of a conventional collection/conveyance, treatment, and discharge system to comply with Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit and City of St. Petersburg requirements.
- Water and Sewer – Refine concept plan layout of the potable and fire main system and gravity sanitary collection/transmission system. On-site sanitary sewer will be gravity conveyed to the existing lift station located at the debris reduction site. No additional upgrades or modifications to the existing lift station are included in this scope.
- Off-Site Improvements – Off-site improvements, including access and utilities (storm, water, sewer) is limited to the subject property.
- Utility Availability – The consultant will request an 811 Design Ticket to determine the availability of utility providers in the area. Follow-up coordination with the providers, including coordination on design requirements, service agreements, etc., will be performed by the Owner, Client design team, and contractor.

    - **Deliverables:** Schematic Design plans

4.2 DESIGN DEVELOPMENT (DD) PLANS

The consultant will perform Design Development services for civil work based on the Schematic Design plans approved by the Client. Design Development civil plans will be prepared in an AutoCAD (latest version) format and digital CAD files will be provided to the design team as appropriate.

Design Development activities will also include preparation of the engineering analysis and calculations to support the final design and construction plans. Technical notes and material specifications for the site improvements will be provided on the plan or as outline specifications.

These services will be performed for the following design elements of the DD plans:

- Existing Conditions / Demolition Plan – The consultant will prepare a site demolition plan, which will be used by the Contractor to obtain a site demolition permit. This plan will be prepared by marking through existing improvements and adding general notes.
- Paving and Grading – Further develop the drainage, paving and grading plans including establishing lines, grades, and slopes neceA/Ery to provide proper roadway design and adequate surface drainage from the improved areas.
- Drainage – Further develop stormwater management, including pond size and conveyance system which will discharge to an on-site stormwater system. It is assumed this will be a conventional management system including surface pond, inlets and piping system. The consultant will design these systems to comply with SWFWMD and City of St. Petersburg requirements.
- Water and Sewer Utilities – On-site water and fire service will be provided by existing potable mains on or immediately adjacent to the subject property. As previously stated, gravity sewer will serve the Public Safety Facility and tie into the existing lift station on the debris reduction site. This lift station currently serves the fire training facility and is presumed to have capacity and service life to support the project. The location, material, size and invert of water, fire and sanitary sewer connection points at five (5') feet from the building will be provided by the design team MEP Consultant. Relocation of existing utilities including off-site main extensions are limited to the adjacent debris reduction facility and associated area.
- Coordinate Control Plan – The consultant will furnish the final site plan in a digital format (AutoCAD, Latest Release) which will contain all information neceA/Ery to geometrically locate the proposed improvements. Building control points will be established as coordinated based on information provided by the Project Architect.
- Landscape and irrigation DD services are provided in Attachment A.
  The consultant will prepare electronic and hardcopy sets of the coordinated civil and LA Design Development construction plans.

    - **Deliverables:** Design Development plans, outline specifications

4.3 CONSTRUCTION DOCUMENT PLANS

The consultant will perform final design services for the civil work based on client-approved Design Development plans. Construction plans (90% drawings) will be prepared in digital CAD format and files will be provided to the design team for coordination. Final design activities will also include details, technical notes, and specifications for the civil improvements. All construction drawings will be prepared in accordance with SWFWMD/FDEP and City of St. Petersburg development criteria.

- **Deliverables:** Construction Document plans, specifications, and comment resolution summaries.

TASK 5 LANDSCAPE/ IRRIGATION

PROJECT UNDERSTANDING

- Existing training facility with multiple buildings, tower, portable classrooms, pavilions,

perimeter fence, surrounded by wooded lots, and adjacent Lake Maggiore.

- Existing wetlands are located along the East property line and a 25’ setback is required.
- Site is located in Floodplain BFE AE9 of Pinellas County
- Proposed site plan includes fencing, gates, new training areas, parking, walkways, dumpsters, signage, tree mitigation, landscape, and irrigation.
- Landscape documentation to include code-minimized landscape calculations, tree mitigation plans, landscape trees, shrubs, and groundcovers, planting details, plant schedule, notes, and details. Irrigation plans and details.
- The Area Development / Landscape Architecture work will be developed using AutoCAD, and or Adobe Suite programs, and follow a 24"x36" sheet size or follow the sheet size set by the Architect. It is anticipated all project meetings will be held via MS Teams or Zoom.

SCOPE OF SERVICES

Schematic Design

- The consultant will begin schematic design by creating a base site plan of the approved conceptual site plan provided by the project Architect and Civil engineer. The consultant will research the landscape code requirements and prepare preliminary code minimum landscape plans for review and coordination. The consultant will also provide a tree mitigation plan and code calculations for trees determined to be removed within the project boundary. A preliminary plant schedule, notes and details will be provided for review.
- Deliverables:
    - Area Development
        - Tree mitigation/removal plans and calculations.
        - Schematics level landscape plan and details, plant schedule.
- Meetings
    - One review meeting via teleconference.

Design Development

- The consultant will review and incorporate comments received during schematic review and continue design coordination to advance plans to Design Development (DD) level documents. DD plans will include landscape plans and details. Preliminary irrigation plans will be developed indicating mainline routing, sleeving, POC location and irrigation details. The consultant has included time to participate in two (2) meetings to review the DD package with the design team.

- **Deliverables:**
    - Area Development
        - DD level tree mitigation plans, landscape plans, details, notes, and plant schedule
        - Preliminary irrigation plans and details.
- Meetings
    - Two review meetings via teleconference.

Construction Documents

- The consultant will review and incorporate comments received during DD submittal review and develop 90% construction documents suitable for permit submittal to City of St Petersburg. Permit documents will include general notes and schedules, landscape plans, planting details & plant schedule, irrigation plan and details, and construction specifications. The consultant will participate in two (2) meetings to review the package with the design team prior to submitting for permit. The consultant has included time for up to two revisions and resubmittal to City of St. Petersburg. The consultant will submittal a 100% issue for Construction set of plans after permit approval.

- **Deliverables:**
  - Area Development
    - 90% permit plans, details, and notes listed above, including any comments received from Owner review and team coordination.
    - 100% Issue for Construction set.
  - Meetings
    - Two design review meetings via teleconference.
  - Specifications
    - Standard Specifications, by reference in the plans, will be used for the project. Additional written specifications can be provided on an as-needed basis to ensure the full design scope is covered for construction.
  - Quality Control
    - The consultant will conduct the QA/QC, of the proposed project. This QA/QC is for the purpose of verification of compliance with governing design practices, standards, and guidelines as well as reviewing agencies' standards and guidelines. Plans will be reviewed as part of the 90% CD/Permit Deliverable.

TASK 6 SITE PLANNING & PERMITTING

The consultant will prepare the permit applications, plans, and supporting documents for submittal to the appropriate agencies as follows:

TASK 6.1 PLANNING – SPECIAL EXCEPTION

- Special Exception (SE) Modification – Allows or the redevelopment with existing government use. The following are included:
  - SE pre-application meeting
  - Complete SE Modification Application
  - Prepare Site Plan based on Owner provided survey
  - Prepare Landscape plan
  - Traffic Impact Report (Allowance)
  - Elevations (by Client)
  - Neighborhood Meeting (Allowance) – A neighborhood meeting is not required but included as an allowance. If desired, the consultant will coordinate with the Owner to obtain labels for all properties and property associations within 300 feet of the site; send mail-out notices within the required calendar days, and conduct one (1)

public neighborhood meeting. All coordination with the Owner and Client associated with preparing and attending the meeting will be included. The Cost of the Mailings and Advertising will be charged as a not to exceed expense as part of this Task.

- Public Hearing

TASK 6.2 PLANNING -PLAT SUPPORT-

Platting Support – The consultant will provide limited platting support, including coordinating preliminary/final plat development with the Owner's surveyor in preparation of the application package. Subject property plat shall be prepared, submitted, and recorded by the Owner's surveyor.

TASK 6.3 BUILDING DEPARTMENT-

Site plan approval.

TASK 6.4 FDEP-

Water & Wastewater main extensions.

TASK 6.5 SWFWMD Environmental Resource Permit (ERP)

General or Individual assumed.

TASK 6.6 Permitting Agency Resubmittal

The consultant will meet and negotiate with agency representatives having comments during the review/approval process. The consultant will complete additional design revisions based on the agreements reached during the agency meetings and resubmit the plans and support documents for final approval. This scope includes a total of three (3) resubmittals for all agencies. Additional resubmittals and/or resubmittals due to design changes by the Client or permitting agencies and/or any other reasons beyond the consultant's direct control will be considered an additional service.

- **Deliverables (Task 6.1-6.6)**
- Special Exception application package
  - Pre-application meeting notes
  - Application
  - Traffic Impact Report (Allowance)
  - Neighborhood Meeting notes (Allowance)
  - Comment response narrative
- Building Department
  - Site application package; comment response narrative
- FDEP
  - Water/Wastewater application package
  - comment response narrative
- SWFWMD

- Pre-application meeting notes
- engineering report
- application package
- comment response narrative

TASK 7 ENVIRONMENTAL SERVICES

This task includes a review of publicly available data to identify water resources within and adjacent to the project. Specifically, LiDAR and soil data, aerial photography, and National Wetland Inventory (NWI) data will be reviewed to develop preliminary maps. The consultant ecologists will provide a delineation of the boundaries of jurisdictional Waters of the State and Waters of the United States (WOTUS) consistent with the 1987 United States Army Corps of Engineers (USACE) Wetlands Delineation Manual (Technical Report Y-87-1), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0) (USACE 2010), and Chapter 62-340, Florida Administrative Code (F.A.C). The limits of jurisdictional features within the project site and within 25 feet will be flagged and sequentially labeled with standard nomenclature. Additionally, up to three (3) indicators of seasonal high-water level (SHWL) and normal pool (NP) will be located within each wetland system . Each flag location will be collected using a geographic positioning system (GPS) unit capable of at least sub-meter accuracy and the data will be provided to the surveyor for collection (z-coordinate data for the SHWL will also need to be collected by the surveyor; no professional survey/mapping is included in this scope). Wetland functional value will be documented utilizing the Uniform Mitigation Assessment Method (UMAM), if required.

The proposed project is anticipated to require an Individual Environmental Resource Permit (ERP) through the Southwest Florida Water Management District (SWFWMD) to authorize stormwater management activities and potential impacts to state jurisdictional wetlands and other surface waters. A United States Army Corps of Engineers (USACE) Nationwide Permit with pre-construction notification (PCN) is anticipated to authorize potential impacts to federally jurisdictional wetlands and other surface waters. This scope assumes less than 0.5-acre of wetland/surface water impact. The consultant will attend two pre-application meetings (one with the SWFWMD and one with the USACE) to determine the timeliest approach to obtaining approvals including consideration of avoidance and minimization measures. This scope assumes the pre-application meetings will be conducted via teleconference.

The consultant will produce an Environmental Narrative which will include summaries of the environmental analyses performed for this site, as well as a summary of historic permitting associated with the site if applicable. Figures, photos, and exhibits will be provided as appendices to the narrative. If applicable, a wetland functional loss table will be provided. The consultant will prepare the SWFWMD and USACE application forms and associated environmental support documents and submit a draft to the Client for review and comments. One round of comments will be addressed, and a final version of the applications will be provided to the Client. The consultant will submit the applications to the regulatory agencies via their online permitting portals, and/or via email.

One field meeting with SWFWMD staff is included for agency verification of the wetland delineation and UMAM scoring. Separate from the agency field meeting, The consultant will respond to one (1) request for additional information (RAI) from each agency (two (2) total) and assumes that no more than 16 personnel hours of effort will be required to address. If needed,

the consultant will coordinate with mitigation banks regarding state and federal wetland mitigation bank credits. It is assumed that appropriate wetland credits will be available within the basin at the time of permitting (a Cumulative Impact Analysis is not included in this scope). No permittee-responsible mitigation planning is included in this scope.

- The Client will pay all regulatory agency fees and mitigation fees (SWFWMD application fee approximately $2,184; no USACE application fee is anticipated). The consultant is not responsible for any agency fees or mitigation fees.
- No County-level environmental permit is required (Pinellas County Water and Navigation is assumed to not have jurisdiction over the project site and adjacent wetlands/waters).
- This scope assumes less than 0.5-acre of wetland/surface water impact.
- Appropriate wetland credits will be available within the basin at the time of permitting; no permittee-responsible mitigation planning is included in this scope. Client is responsible for the completion of mitigation bank credit purchase documents and payments, as well as signatures on permitting documents.
- No cultural resources assessment or Phase 1 Environmental Site Assessment is required (no contamination-related services are included).
- No listed species efforts (surveys, permits, studies, wildlife agency consultations) are included, per the client's request.
- All services not specified in this proposal are specifically excluded from the above Scope of Services (elevated permitting efforts, species-specific agency consultation, etc.).
- No efforts will be re-conducted due to design changes or other project changes that are outside of the control of the consultant.

- **Deliverables:**
  - Desktop review and reporting
  - Field review and reporting
  - Permitting application prep, comment response narrative, and closeout document prep.

TASK 8 GEOTECHNICAL SERVICES

The purpose of these services is to explore and evaluate the soil conditions with respect to the planned development and provide geotechnical recommendations to aid in groundwater considerations, foundation design, pavement design, and site soils preparation.

Based on the current understanding of the project scope, the following services are included in this proposal:

• Perform private utility locates at the locations of the borings
• Contact the local underground utility clearance agency prior to beginning the field exploration
• Perform twelve (12) SPT borings (B-1 through B-12) to a depth of 10 feet below the existing ground surface (bgs).
• Perform six (6) SPT borings (B-13 through B-18) to a depth of 40 feet below the existing ground surface (bgs).
• Perform three (3) SPT borings (B-19 through B-21) to a depth of 25 feet below the existing ground surface (bgs).

• Perform four (4) Double Ring Infiltrometer tests (DRI-1 and DRI-4) at a depth of 2 feet bgs.
• All boring locations will be backfilled to grade upon work completion

The soil samples obtained will be transported to our laboratory for visual classification and to evaluate the pertinent engineering properties. The laboratory testing program will be dependent upon the subsurface conditions encountered during our field exploration. At the completion of the field and laboratory testing services we will prepare a report under the direction of a registered professional engineer which contains the following information at a minimum:

- Soil boring logs and visual soil classifications
- Existing groundwater levels & estimated seasonal high groundwater level
- Settlement estimates, total and differential
- Foundation recommendations and soil bearing capacity
- Site preparation recommendations
- Pavement design recommendations
- Estimated soil parameters and infiltration rates for stormwater retention design

- **Deliverables**: Geotechnical Report

TASK 9 FIRE TRAINING CONSULTANT (ADVISORY ROLE)

Basic Services – Design Phase Consulting

A. EL&M will provide design phase consulting services, mostly during schematic design and design development phases and producing no drawings or specifications, for the following facilities and as described below.
    a. New Two-Story Training Structure
        i. No live fires in this structure.
        ii. Water will be flowed within this structure during training.
        iii. Various fire, search, rescue, and technical rescue training will be conducted in and on this structure.
        iv. Structural system will likely consist of topped, precast, hollow core planks supported by masonry bearing walls, to be determined by A/EI, A/EI's structural engineer, and CMAR.
    b. Restoration of existing training tower.
        i. No live fires in this structure.
    c. Evaluation of existing drafting pit, which the Owner hopes can be kept with no repairs or minor repairs.
B. Meetings:
    a. One in-person, full-day meeting in St. Petersburg, FL with A/EI and Owner to accomplish the following:
        i. Visually evaluate the existing training tower and drafting pit with A/EI and A/EI's structural engineer to discuss defects and potential design solutions.
        ii. Attend design charette meeting for the new, two-story training structure.
    b. Six virtual meetings with any combination of A/EI, Owner, and CMAR for design input, design review, and coordination.
C. Two-Story Training Structure

a. Assist A/EI with conceptual designs for the two-story training structure.
    i. Discuss concepts, provide input, review schematic design drawings and design development drawings prepared by A/EI, and provide feedback.

D. Existing Training Tower
    a. Brief (2 hours or less), visual evaluation of existing training tower with A/EI and
    b. A/EI's structural engineer.
    c. Assist A/EI and A/EI's structural engineer with repair and restoration conceptual design options, including structural repairs, rappelling anchor points, stairs, window shutters, and roof parapets.

E. Existing Drafting Pit
    a. Brief (1 hour or less), visual evaluation of existing drafting pit with A/EI and A/EI's structural engineer.
        i. Water will need to be drained out of the drafting pit four days before the site visit, and the drafting pit is ventilated, so that the concrete can be dry during the field evaluation.
        ii. Lights will be needed inside the drafting pit during the field evaluation.
    b. EL&M and A/EI's structural engineer will collaborate before and during the field evaluation to determine if additional testing will be required, such as soil excavation to reveal exterior face(s) of exterior pit wall(s), concrete testing (compression and/or petrographic tests), and/or ground penetrating radar testing on the pit walls from the interior of the pit.
    c. Assist A/EI and A/EI's structural engineer with repair and restoration conceptual design options, including structural repairs and repairs to dry hydrants and water return system (nozzle aimed at wall where water returns to the underground cistern).

F. Interpret NFPA 1402, Standard on Facilities for Fire Training and Associated Props, while programming and conceptualizing each training structure/prop

Deliverables:

- In-person meeting (1-all day)
- Existing structures evaluation memorandums
- Recommendation memorandums for conceptual design
- On-call support throughout Schematic Design/ Design Development phases

TASK 10 LEED CERTIFICATION

The Owner has requested that the project pursue LEED Gold Certification. A LEED Project Administrator will act as the team leader and facilitator for USGBC certification, perform the following services:

LEED Guidance and Administration (LEED Facilitator):

- Serve as the Primary LEED contact with the GBCI.
- Facilitate LEED design meeting(s) with all appropriate stakeholders
- Conduct a comprehensive design review to assess the probable LEED certification level
- Designate and support Responsible Parties – AE design team members, contractor(s), and owner – for specific LEED credits targeted

- Assist with, review, and/or submit LEED documented credits.

Architectural LEED Tasks:

- The Architect shall coordinate with the Owner, engineering consultants, and the LEED Consultant to support the achievement of LEED certification for the Project in accordance with the requirements of the U.S. Green Building Council. The Architect's scope includes integrating sustainable design strategies into the architectural design; coordinating applicable LEED prerequisites and targeted design-phase credits; and preparing architectural documentation required for LEED design review submissions. The Architect will participate in sustainability coordination meetings during the design phases and respond to LEED-related design inquiries. Final LEED credit selection, documentation, and certification responsibility remain with the LEED facilitator.

MEP LEED Tasks:

- Per the programmatic requirements, this project is intended to be certified under the USGBC Building Design and Construction (BD & C) LEED, v4 program with a LEED Gold certification goal.
    - This proposal is based on a potential, 34-points associated with 11 M/E/P-related credits towards the LEED Gold certification goal. The consultant would provide the following efforts:
    - LEED specific design efforts, along with completing and uploading M/E/P related templates, for LEED certification
    - Response to LEED review comments and update credit templates, as required.

Civil LEED Tasks:

- Limited to site- related coordination with LEED Consultant.

- **Deliverables:**
    - Attend required project meetings to assist in the development of the Owner's Project Requirements (OPR).
    - Facilitate and assist the Owner in identifying and selecting targeted LEED credits appropriate for the project goals and certification level.
    - Provide sustainability consulting to the design team, advising on strategies to achieve the selected LEED credits and optimize overall project performance.
    - Review architectural, MEP, civil, and landscape drawings and specifications for compliance with targeted LEED credits.
    - Coordinate the collection, preparation, and organization of all documentation required for LEED certification submission.
    - Prepare and complete the LEED certification application via LEED Online.
    - Coordinate and manage responses to Requests for Information (RFIs) or review comments from the LEED certification body.

TASK 11 ENERGY MODELING

- Energy Modeling- Optimize Energy Performance
    - The scope of this service is to carry out the whole building energy modeling for the project, with the objective of demonstrating the energy use (cost and/or source) & greenhouse gas (GHG) emissions and savings achieved for LEED V4 under the EA-Minimum Energy Performance and EA-Optimize Energy performance (with the LEED 2024 energy addenda update), following ASHRAE 90.1-2010 Appendix G guidelines; this includes:

- Developing Energy Models based on the design:
    - Following the project schedule, several energy models will be developed to assess the current design phase of the project and assist the design team with the refinement of the different building systems (architecture, materials, MEP, etc). The 2 main models that will be developed and tracked are:
- Baseline model:
    - Energy model in compliance with ASHRAE 90.1- This model will be updated and refined as neceA/Ery during the design process.
- Design (proposed) model:
    - This energy model will reflect the actual design of the project according to the current set of drawings. And it will be used to inform the design team of the project performance.
    - For the design milestones (30 DD, 100 DD, and 100 CD), the energy models will be updated and refined, according to the respective set, and in accordance with the design team, different Energy Conservation Measures (ECMs) will be evaluated with the goal of achieving the energy savings target.
- Final Energy Model and LEED documentation:
    - Once the project has completed the design phase and is ready to document for the LEED design submission (typically once the CD set is deemed ready), a final energy model will be developed to encompass any final changes and refinement, and its results will be used to complete all the required LEED documentation for the prerequisite and credits, such as:
- Minimum Energy Performance Calculator:
    - Official calculator used for the documentation of the energy model for GBCI review.
- Energy Model Report:
    - A report with an explanation of the energy conservation measures (ECMs) undertaken by the project to demonstrate its energy savings.
- LEED templates:
    - Completing the LEED Online template for both Credit and Prerequisite.
- Software Outputs:
    - The required outputs by the prerequisite and credit will be uploaded.
- Energy Star EUI:
    - A screenshot of Energy Star's Portfolio Manager benchmark for the building.
    - And any other form that might be considered neceA/Ery.
    - In case there are comments by the reviewers, they will be addressed, and the models updated accordingly.
    - A report(s) containing a description of the results, inputs, assumptions, and overall simulation methodology will be delivered, as well as the energy modeling output files.
- **Deliverables:**
    - Baseline Energy Model compliant with ASHRAE and LEED requirements
    - Proposed Energy Model reflecting the project design
    - Evaluation and documentation of Energy Conservation Measures (ECMs)
    - Final Energy Model suitable for LEED submission
    - LEED Energy & Atmosphere documentation, including:
    - Minimum Energy Performance Calculator (GBCI)

- Energy Modeling Report (methodology, assumptions, ECMs)
- LEED Online templates (E&A Prerequisite and Credit)
- Energy modeling software output reports
- ENERGY STAR Portfolio Manager benchmarking and EUI documentation
- Upload of all required materials to LEED Online
- Post-submission coordination and responses to LEED review comments related to energy modeling

TASK 12 SITE LIGHTING DESIGN

- Provide site lighting design to include training areas, security areas, parking lots, sidewalks, and covered walkways throughout the fenced perimeter.
- **Deliverables:**
  - Schematic Design Narrative
  - Design Development (plans and specifications)
  - Construction Documents (plans and specifications)
  - Photometric Plans

TASK 13 COMMUNICATION/ DISTRIBUTION, AV, AND SECURITY

- Provide design of electrical systems drawings to include voice/data outlets, patch panels, pathways (i.e., conduit, cable tray, etc.), and cabling. The contract would be specified for fully terminated and tested systems.
- Provide design of audio/visual systems, including cabling, devices, pathways (i.e., conduit, cable tray, etc.), and equipment. Wiring schematics and specifications to be bid as a Contractor-supplied, Contractor-installed package.
- Provide design of security systems (i.e., surveillance, access, and intrusion), including cabling, devices, pathways (i.e., conduit, cable tray, etc.), and equipment. This proposal is based on the following assumptions: up to 10 surveillance cameras, up to 10 access control doors, and typical devices for intrusion.
- Prepare Division 27 and 28 Technical Specifications. The specifications would provide details on scope, warranty, quality of materials, and workmanship. The specification package would be an integral part of the document package.
- **Deliverables:**
  - Schematic Design Narrative
  - Design Development (plans and specifications)
  - Construction Documents (plans and specifications)

TASK 14 PHOTOVOLTAIC (PV) DESIGN SERVICES

- Architectural PV Scope:
  - The Architect shall coordinate the design intent, location, and integration of photovoltaic (PV) panels with the Electrical Engineer and the LEED Consultant to support the Project's sustainability goals and targeted LEED Gold credits in accordance with the requirements of the U.S. Green Building Council. The Architect's scope includes evaluating PV panel placement relative to building form, roof geometry, shading, and architectural systems; incorporating PV requirements into the architectural design; and supporting design-phase documentation as required for LEED design review. Electrical system sizing, performance analysis, and final LEED documentation remain the responsibility of the Electrical Engineer and LEED Consultant.

- Electrical Engineering PV Scope:
    - Provide electrical engineering design documents detailing the scopes of work required to furnish and install a solar energy system.
    - Provide design coordination efforts with the Architect and Structural Engineer as required (i.e., coordination of solar panel weights, dimensions, etc.).
    - Provide technical specifications outlining the product requirements associated with the proposed solar energy system.
- **Deliverables:**
    - Schematic Design Narrative
    - Design Development (plans and specifications)
    - Construction Documents (plans and specifications)

TASK 15 LIGHTNING PROTECTION

- Provide design of lightning protection drawings for the Logistics Building to include rooftop air terminal locations, down conductor and ground rod locations, interconnecting cabling, and surge protection devices needed to achieve a UL Master Label. This service would include providing technical specifications outlining materials, quality of workmanship, and warranty.
- *NOTE: The Lightning Protection scope of work would be sub-contracted by the consultant to a Certified Lightning Protection Installer. However, the consultant would be required to review drawings, notes, and calculations to take responsibility for signing and sealing the design documents.*
- **Deliverables:**
    - Schematic Design Narrative
    - Design Development (plans and specifications)
    - Construction Documents (plans and specifications)

TASK 16 FURNITURE COORDINATION (LOGISTICS BLDG.)

Work with the Owner's furniture representative and/or state contract furniture representative to provide assistance with furniture coordination. Services include reviewing furniture layouts and finishes to ensure alignment with the architectural and interior design. This scope does not include full furniture selection or procurement services.

- FFE drawings to assist with the planning of new furniture
- This scope does <u>not</u> include full furniture selection or procurement services.

TASK 17 COST ESTIMATE ALLOWANCE

If requested by the Owner, and in the event a Construction Manager has not been engaged within a timely manner, the Architect shall provide limited cost estimating services to support project decision-making. These services may include order-of-magnitude or conceptual cost information based on the level of design available at the time. Such estimates are intended for planning and budgeting purposes only and shall not be construed as a guarantee of construction cost.

TASK 18 FUNDAMENTAL AND ENHANCED COMMISSIONING

DESIGN DEVELOPMENT PHASE

- Review & become familiar with Schematic Design & other design documents
- Develop Commissioning Plan for Design Phase

- Review Owners Project Requirements and Basis of Design

CONSTRUCTION DOCUMENTS PHASE

- Perform a review of drawings and specifications at the 50% and 95% completion stage at a minimum.
- Assist, review, and approve the design development intent and operating parameters
- Develop project-specific commissioning Plan for Construction Phase
- Coordinate & Develop the construction commissioning specifications
- Assist, review and approve the development of construction commissioning specifications by all Design Team members

- **Deliverables:**
  - OPR and BOD Design Review documentation
  - Design review comments at applicable milestones (architectural, MEP, controls)
  - Design Phase Commissioning Plan
  - Confirmation of system design intent and operating parameters documentation
  - Formal design review reports with findings and recommendations
  - Commissioning specifications for inclusion in Division 01 and applicable technical sections
  - Meeting coordination input and written responses related to commissioning requirements

PROJECT TEAM

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

- *Karl Bernhard, Principal / AOR*
- *Megan Suau, Sr. Project Manager*
- *Mahdi Ahmed, Project Architect II*
- *Rob Harrison, Project Architect I*
- *Interior Designer II, Joyce Serrano*

Subconsultants:

- *Stantec Consulting Services Inc.-Civil Engineering/Landscape Design*
- *Engineering Matrix Inc.- MEPFP Engineering*
- Wilson Structural Consulting Engineers, LLC – Structural Engineering
- Elliott, LeBoeuf & McElwain – Fire Training Consultant
- Two Trains - Sustainable Building Consultants
- *UES – Geotechnical Engineering*

-- End of Scope --

ATTACHMENT 3 TO APPENDIX B - FEE SCHEDULE
FIRE TRAINING COMPLEX
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018

In addition to the fees and costs set forth in Appendix B, the City shall pay A/E the fees and costs set forth in Attachment 3 to Appendix B, as follows:

I. Staff Hour Estimate: All Tasks

	Direct Labor Rates Classifications	Principal	Sr. Project Manager	Project Architect II	Project Architect I	Interior Designer II	Clerical	Total Hours	Labor Cost
	Billing Rate	$ 240	$ 215	$ 190	$ 160	$ 180	$ 95		
	TASK								
1	Schematic Design	41.00	124.00	103.00	124.00	16.00	4.00	412.00	$79,080.00
2	Design Development	35.00	105.00	88.00	105.00	14.00	4.00	351.00	$67,507.00
3	Construction Documents	96.00	289.00	241.00	289.00	38.00	10.00	963.00	$184,958.00
4	Civil Engineering	7.00	21.00	18.00	21.00	3.00	1.00	71.00	$13,440.00
5	Landscape Design	2.00	7.00	6.00	7.00	1.00	1.00	24.00	$4,160.00
6	Site Planning/ Permitting	7.00	21.00	18.00	21.00	3.00	1.00	71.00	$12,800.00
7	Environmental Services	3.00	8.00	7.00	8.00	1.00	1.00	28.00	$4,800.00
8	Geotechnical Services	1.00	2.00	2.00	2.00	0.00	1.00	8.00	$1,600.00
9	Fire Training Consultant	3.00	8.00	7.00	8.00	1.00	1.00	28.00	$4,800.00
10	LEED Services	4.00	12.00	10.00	12.00	2.00	1.00	41.00	$7,200.00
11	Energy Modeling	1.00	2.00	2.00	2.00	0.00	1.00	8.00	$1,600.00
12	Site Lighting Design	1.00	2.00	2.00	2.00	0.00	1.00	8.00	$1,280.00
13	Comm/Distribution, AV, and Security	3.00	8.00	7.00	8.00	1.00	1.00	28.00	$4,800.00
14	PV Design Services	2.00	7.00	6.00	8.00	0.00	1.00	24.00	$4,000.00
15	Lightning Protection	1.00	2.00	1.00	2.00	0.00	1.00	7.00	$960.00
16	Furniture Coordination	3.00	16.00	0.00	10.00	48.00	0.00	77.00	$14,400.00
17	Cost Estimate (NTE)	1.00	2.00	2.00	2.00	0.00	1.00	8.00	$1,600.00
18	Commissioning	0.00	0.00	0.00	4.00	0.00	0.00	4.00	$640.00
	Total:								$409,625.00

II. Fee Calculation

Task	Labor Cost	Expenses	Subconsultant Services	Total Cost
1	$79,080.00	$ 0.00	$20,941.00	$100,021.00
2	$67,507.00	$ 0.00	$66,522.00	$134,029.00
3	$184,958.00	$ 0.00	$77,100.00	$262,058.00
4	$13,440.00	$ 0.00	$81,755.00	$95,195.00
5	$4,160.00	$ 0.00	$26,200.00	$30,360.00
6	$12,800.00	$ 0.00	$82,120.00	$94,920.00
7	$4,800.00	$ 0.00	$29,100.00	$33,900.00
8	$1,600.00	$ 0.00	$17,085.00	$18,685.00
9	$4,800.00	$ 0.00	$31,000.00	$35,800.00
10	$7,200.00	$ 0.00	$34,063.00	$41,263.00
11	$1,600.00	$ 0.00	$12,185.00	$13,785.00
12	$1,280.00	$ 0.00	$3,080.00	$4,360.00
13	$4,800.00	$ 0.00	$12,320.00	$17,120.00
14	$4,000.00	$ 0.00	$3,850.00	$7,850.00
15	$960.00	$ 0.00	$2,310.00	$3,270.00
16	$14,400.00	$ 0.00	$0.00	$14,400.00
17	$1,600.00	$ 0.00	$4,500.00	$6,100.00
18	$640.00	$ 0.00	$6,013.50	$6,653.50

III. Fee Limit

Lump Sum Cost	**$919,769.50**
Reimbursable Allowance	**$ 8000.00**
Total Fee	**$927,769.50**

ATTACHMENT 3 TO APPENDIX C - SCHEDULE
FIRE TRAINING COMPLEX
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 22209-018

In addition to the schedule/milestones set forth in Appendix C and Attachments 1 and 2 to Appendix C, the A/E shall perform the Scope of Services set forth in Attachment 3 to Appendix A in accordance with the following schedule/milestones:

Task Title	**Calendar Days/Week from NTP**	
Task 1 Schematic Design	60	days
Task 2 Design Development	90	days
Task 3 Construction Documents	90	days
Task 4 Civil Engineering	150	days
Task 5 Landscape Design	150	days
Task 6 Site Planning/ Permitting (TBD)	260	days ~
Task 7 Environmental Services	120	days ~
Task 8 Geotechnical Services	60	days
Task 9 Fire Training Consultant	150	days
Task 10 LEED Services	180	days
Task 11 Energy Modeling	60	days
Task 12 Site Lighting Design	60	days
Task 13 Comm/ AV/ Security	90	days
Task 14 PV Design Services	90	days
Task 15 Lightning Protection	30	days
Task 16 Cost Estimate	30	days
Task 17 Commissioning	180	days

Approvals - gcc
Report • Printed on March 12, 2026

Approved

3/26 Council - Sweet Sparkman - Fire Training - Third Amendment

Attachments

Sweet Sparkman - Fire Training
https://stpete1-my.sharepoint.com/:

Final status: Approved

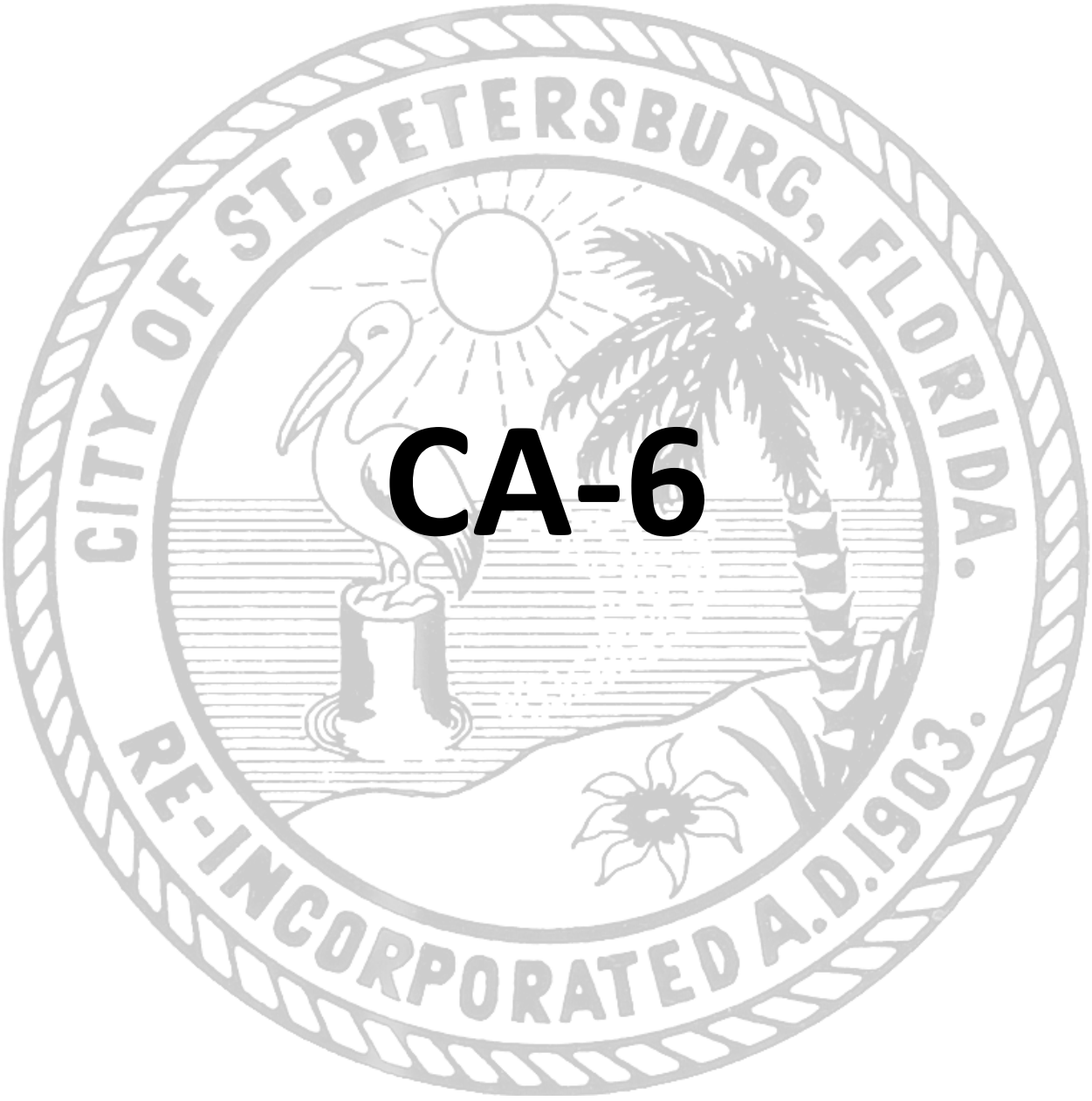
CT **Step 3: Approved by**
Claude Tankersley 3/12/2026 2:08:04 PM

SM **Step 2: Approved by**
Stacey McKee 3/12/2026 11:00:12 AM

BP **Step 1: Approved by**
Brejesh Prayman 3/12/2026 10:51:09 AM

SJ **Requested by**
Sarah B. Johnson 3/11/2026 3:00:58 PM

The following page(s) contain the backup material for Agenda Item: A Resolution approving Amendment No. 1 to the Joint Project Agreement ("JPA") between Pinellas County, Florida ("Pinellas County") and the City of St. Petersburg, Florida ("City") dated July 16, 2024 to provide additional funding required due to a variance between the original cost estimate and the construction bid for previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to Pinellas County's construction of drainage improvements on 71st Street North from 38th Avenue N. to 54th Avenue N. in an amount not to exceed $388,819.10; providing that the City's total contribution under the JPA shall not exceed $932,361.10; authorizing the Mayor or his designee to execute the Amendment; and providing an effective date. (ECID Project No. 24149-130; Oracle No. 20255)
Please scroll down to view the backup material.



CA-6

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair and Members of City Council

SUBJECT: A Resolution approving Amendment No. 1 to the Joint Project Agreement ("JPA") between Pinellas County, Florida ("Pinellas County") and the City of St. Petersburg, Florida ("City") dated July 16, 2024 to provide additional funding required due to a variance between the original cost estimate and the construction bid for previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to Pinellas County's construction of drainage improvements on 71st Street North from 38th Avenue N. to 54th Avenue N. in an amount not to exceed $388,819.10; providing that the City's total contribution under the JPA shall not exceed $932,361.10; authorizing the Mayor or his designee to execute the Amendment; and providing an effective date. (ECID Project No. 24149-130; Oracle No. 20255)

EXPLANATION: On July 16, 2024, City Council entered into a Joint Project Agreement with Pinellas County in the amount of $543,542 to participate in a roadway improvements project that includes constructing sidewalk and roadway improvements on 71st St. N.

This work included re-alignment of the curb, replacement of existing, and construction of new sidewalk and curb ramps, roadway milling and resurfacing and associated pavement markings and drainage improvements. This agreement allowed one contractor to perform this work which reduced the risk on the City and mitigated the possibility for claims of delay or schedule impacts by coordinating a City Contractor and a County Contractor when each were dependent on each other to compete their work. Contractor costs for the improvements were approved by City Council on July 16, 2024 as part of the Joint Project Agreement between the City and Pinellas County. This Agreement included a Contingency in the amount of $50,000.

Due to the curb re-alignments and drainage improvements, the City's existing watermains are required to be adjusted both horizontally and vertically to maintain regulatory clearances. As this is within Pinellas County Right of Way ("ROW"), the cost, responsibility, and requirement to adjust is borne by the City. During the project it was found that an existing City 2" watermain section would have to be relocated as its' existing location did not allow it to maintain regulatory clearances. The additional work includes the relocation of 1,160 feet of 2" Water Main, the removal of the existing main and the reconnection of all residential water services.

The City has coordinated with Pinellas County and has developed and provided a design for the necessary adjustments to the City watermain.

While no additional remediation is anticipated, this does resolve any unforeseen site conditions which may exceed the allowance thresholds.

Amendment No. 1 to the Joint Project Agreement in the amount of $388,819.10 provides the additional funding required for the relocation of the section of existing 2" watermain that includes:

Original Agreement	**Approved**	**Authorized**
Adjustments of City Utilities	$ 470,040.00	$ 470,040.00
County Construction and Contract Administration	$ 23,502.00	$ 23,502.00
Project Allowance	$ 50,000.00	$ 50,000.00
Total Project Amount	**$ 543,542.00**	**$ 543,542.00**
Amendment		
Additional Funding due variance from Bid	$ 174,114.10	
Additional Utility Work	$ 214,705.00	
	$ 388,819.10	
Total Cost	**$ 932,361.10**	

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to the Joint Project Agreement ("JPA") between Pinellas County, Florida ("Pinellas County") and the City of St. Petersburg, Florida ("City") dated July 16, 2024 to provide additional funding required due to a variance between the original cost estimate and the construction bid for previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to Pinellas County's construction of drainage improvements on 71st Street North from 38th Avenue N. to 54th Avenue N. in an amount not to exceed $388,819.10; providing that the City's total contribution under the JPA shall not exceed $932,361.10; authorizing the Mayor or his designee to execute the Amendment; and providing an effective date. (ECID Project No. 24149-130; Oracle No. 20255)

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), DIS 71st St from 38th-54th Ave N Main FY24 Project (20255).

ATTACHMENTS: Resolution
Draft JPA Amendment
Location Map

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE JOINT PROJECT AGREEMENT ("JPA") BETWEEN PINELLAS COUNTY, FLORIDA ("PINELLAS COUNTY") AND THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") DATED JULY 16, 2024 TO PROVIDE ADDITIONAL FUNDING REQUIRED DUE TO A VARIANCE BETWEEN THE ORIGINAL COST ESTIMATE AND THE CONSTRUCTION BID FOR PREVIOUSLY AUTHORIZED WORK AND TO EXPAND THE SCOPE OF THE CITY'S PARTICIPATION TO INCLUDE ADDITIONAL UTILITY WORK FOR THE RELOCATION OF THE SECTION OF EXISTING 2-INCH WATERMAIN RELATED TO PINELLAS COUNTY'S CONSTRUCTION OF DRAINAGE IMPROVEMENTS ON 71ST STREET NORTH FROM 38TH AVENUE N. TO 54TH AVENUE N. IN AN AMOUNT NOT TO EXCEED $388,819.10; PROVIDING THAT THE CITY'S TOTAL CONTRIBUTION UNDER THE JPA SHALL NOT EXCEED $932,361.10; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 24149-130; ORACLE NOS. 19976 AND 20255)

WHEREAS, Pinellas County, Florida ("Pinellas County") has construction drainage improvements on 71st St. North ("Project"), which calls for the adjustment, relocation and/or installation of the City's utility facilities along, over and/or under the Project; and

WHEREAS, on July 16, 2024, Pinellas County and the City of St. Petersburg, Florida ("City") entered into a Joint Participation Agreement ("JPA") for the City's participation in the Project in order for Pinellas County's contractor to perform work that included re-alignment of the curb, replacement of existing and construction of new sidewalk and curb ramps, roadway milling and resurfacing and associated pavement markings and drainage improvements in an amount not to exceed $543,542, which amount included a $50,000 contingency; and

WHEREAS, during the course of the Project, bids received for the construction work resulted in a variance from the original estimated costs included in the JPA, thereby requiring additional funding for the originally contemplated utility adjustments; and

WHEREAS, during the course of the Project, Pinellas County and the City also identified additional construction work not contemplated in the JPA; and

WHEREAS, Pinellas County and the City therefore desire to amend the JPA to

provide additional funding required due to the variance between the original cost estimate and the construction bid for the previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to the Project in a total amount not to exceed $388,819.10; and

WHEREAS, City Administration recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Amendment No. 1 to the Joint Project Agreement ("JPA") between Pinellas County, Florida ("Pinellas County") and the City of St. Petersburg, Florida ("City") dated July 16, 2024 to provide additional funding required due to a variance between the original cost estimate and the construction bid for previously authorized work and to expand the scope of the City's participation to include additional utility work for the relocation of the section of existing 2-inch watermain related to Pinellas County's construction of drainage improvements on 71st Street North from 38th Avenue N. to 54th avenue N. in an amount not to exceed $388,819.10 is hereby approved.

BE IT FURTHER RESOLVED that the City's total contribution under the JPA shall not exceed $932,361.10.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute the amendment.

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00877673.doc

FIRST AMENDMENT
BETWEEN THE CITY OF ST. PETERSBURG
AND PINELLAS COUNTY FOR
THE JOINT PROJECT AGREEMENT: 71ST STREET NORTH SIDEWALK, ROADWAY AND DRAINAGE IMPROVEMENT PROJECT FROM 38TH AVENUE NORTH TO 54TH AVENUE NORTH

THIS FIRST AMENDMENT is made and entered into on this _____ day of _____, 20___, by and between PINELLAS COUNTY, a public subdivision of the State of Florida, hereinafter referred to as the "COUNTY," and the City of St. Petersburg, FL, a municipal corporation of the State of Florida, hereinafter referred to as the "CITY" (collectively "Parties").

WITNESSETH:

WHEREAS, the COUNTY is constructing a capital improvement program plan referred to as 71st Street North Sidewalk, Roadway and Drainage Improvements, from 38th Avenue North to 54th Avenue North "Project"; and

WHEREAS, the COUNTY and the CITY previously entered into an agreement on July 16, 2024, hereinafter referred to as the Agreement, to provide funding for the CITY's Utility Work to be completed by the COUNTY's contractor as part of construction of the Project; and

WHEREAS, pursuant to the Agreement, the preliminary estimated cost of the Utility Work, (Exhibit A) including the five (5%) percent COUNTY administrative fee, was $493,542.00; and

WHEREAS, the actual bid amount for the Utility Work, together with the COUNTY administrative fee, increased the total cost of the Utility Work to Seven Hundred Seventeen Thousand Six Hundred Fifty-Six Dollars and 10/100 ($717,656.10); and

WHEREAS, to date, the CITY has paid to the COUNTY a total of $543,542.00 toward its total obligation for the Utility Work; and

WHEREAS, the Parties have identified additional construction work not described in the original Agreement, increasing the engineering estimate of Utility Work by $214,705.00; and

WHEREAS, the total revised cost of the Utility Work, inclusive of the previously bid amounts and the additional construction work is $932,361.10; and

WHEREAS, after the CITY's prior payment in the amount of $543,542.00, the remaining balance owed by the CITY to the COUNTY under the Agreement, as amended, is $388,819.10, less any applicable accrued interest; and

WHEREAS, Section 11 of the Agreement provides that the Agreement may be amended by written instrument executed by the Parties; and

WHEREAS, the Parties desire to amend the Agreement to reflect the revised total cost of the Utility Work, and the City's remaining funding obligation.

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, the parties agree as follows:

1. Subsection 2.2 of the Agreement (in the Funding Paragraph) is hereby amended to read as follows:

> The CITY hereby certifies that funding for the total cost of the Utility Work, as amended, under this Agreement, inclusive of the five percent (5%) COUNTY administrative fee and the work described in Exhibit A and Exhibit A – First Amendment, in the total amount of Nine Hundred Thirty-Two Thousand Three Hundred Sixty-One and 10/100 Dollars ($932,361.10), has been appropriated and is available for deposit into an interest-bearing escrow account for the purpose of payments by the COUNTY to the contractor on the CITY's behalf.
>
> The CITY has previously deposited Five Hundred Forty-Three Thousand Five Hundred Forty-Two and 00/100 Dollars ($543,542.00) into such escrow account. The remaining balance due from the CITY to the COUNTY is Three Hundred Eighty-Eight Thousand Eight Hundred Nineteen and 10/100 Dollars ($388,819.10), less any applicable accrued interest. The CITY shall deposit said remaining balance within thirty (30) calendar days of execution of this First Amendment. Interest shall accrue on the escrow balance and may be applied toward the cost of the Utility Work.
>
> In the event the final, actual cost of the Utility Work performed pursuant to this Agreement, as amended, including the Utility Work described in Exhibit A and Exhibit A – First Amendment, is less than the amount the CITY deposited, including all interest accrued, but excluding the 5% for the COUNTY administrative fee, the COUNTY will reimburse the CITY any excess escrow account funds within forty-five (45) days after the COUNTY provides final payment to the contractor. Should contract modifications occur that increase the cost of the Utility Work, or the estimated quantities of items provided by the CITY in Exhibit A or Exhibit A – First Amendment are exceeded, the CITY will be notified by the County and the Parties shall amend this Agreement in accordance with Section 11 to reflect any additional costs. Subject to all necessary approvals by the CITY's governing body, the CITY shall appropriate and remit payment for such additional costs, including the applicable five percent (5%) COUNTY administrative fee, as set forth in such amendment.

2. Except as changed or modified by this FIRST AMENDMENT, all provisions and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF the Parties hereto have caused this Amendment to be executed by their duly authorized representatives on the day and date first above written.

CITY OF ST. PETERSBURG, FLORIDA,
A municipal corporation and political subdivision of the State of Florida

By: _____
Kenneth T. Welch
Mayor

By: _____
Rob Gerdes
City Manager

ATTEST:

By:_____
Chan Srinivasa
City Clerk

Approved as to form:

By: _____
City Attorney

OFFICIAL CITY SEAL

PINELLAS COUNTY, FLORIDA by and through its Board of County Commissioners

By: _____
Dave Eggers, Chair

ATTEST:

By:_____

Exhibit A

QUOTE

PID 004539A

71st Ave (2" WM Replacement)

KAMMINGA & ROODVOETS, INC.
5219 Cone Road
Tampa, Florida 33610

PH 813-623-3031
FX 813-628-4490

October 21, 2025

ITEM NO.	DESCRIPTION	QUANTITY	U/M	UNIT PRICE	TOTAL AMOUNT
1	Install 2" Poly Watermain (SDR-9)	1,160.00	LF	$ 70.00	$ 81,200.00
2	Install 2" x 1" Services Long (Single)	11.00	EA	$ 2,600.00	$ 28,600.00
3	Install 2" x 1" Short Services (Single)	8.00	EA	$ 1,500.00	$ 12,000.00
4	Connect To Existing 12" 38th Ave (12" x 2" Tapping Sleeve & Valve)	1.00	EA	$ 3,700.00	$ 3,700.00
5	Connect To Existing 2" 39th Ave & 40th Ave	4.00	EA	$ 2,000.00	$ 8,000.00
6	Remove & Dispose Existing 2" Galv. Pipe	1,050.00	LF	$ 16.00	$ 16,800.00
7	Locate and Survey 2in WM	1.00	LS	$ 5,900.00	$ 5,900.00
8	As-Built New 2" Watermain	1.00	LS	$ 2,800.00	$ 2,800.00
9	Mobilization	1.00	LS	$ 11,500.00	$ 11,500.00
10	2in Gate Valve	6.00	EA	$ 2,700.00	$ 16,200.00

TOTAL $ 186,700.00

NOTES:

K&R will require approval prior to proceeding with Item #7- locating and survey existing 2in WM
Above prices are based on performing the entire scope of work.
Long and short side service unit prices are based on connecting to a new main.
K&R is requesting an additional 40 **contract days to perform this work.**

Revised on 10.21.25 due to COSP plan revision
Revised on 10.27.25-Removed Notes

Approvals - gcc
Report • Printed on March 12, 2026

Approved

3/26 Council - 71st St - Pinellas County JPA

Attachments

71st St - Pinellas County JPA - I
https://stpete1-my.sharepoint.com/:l

Final status: Approved

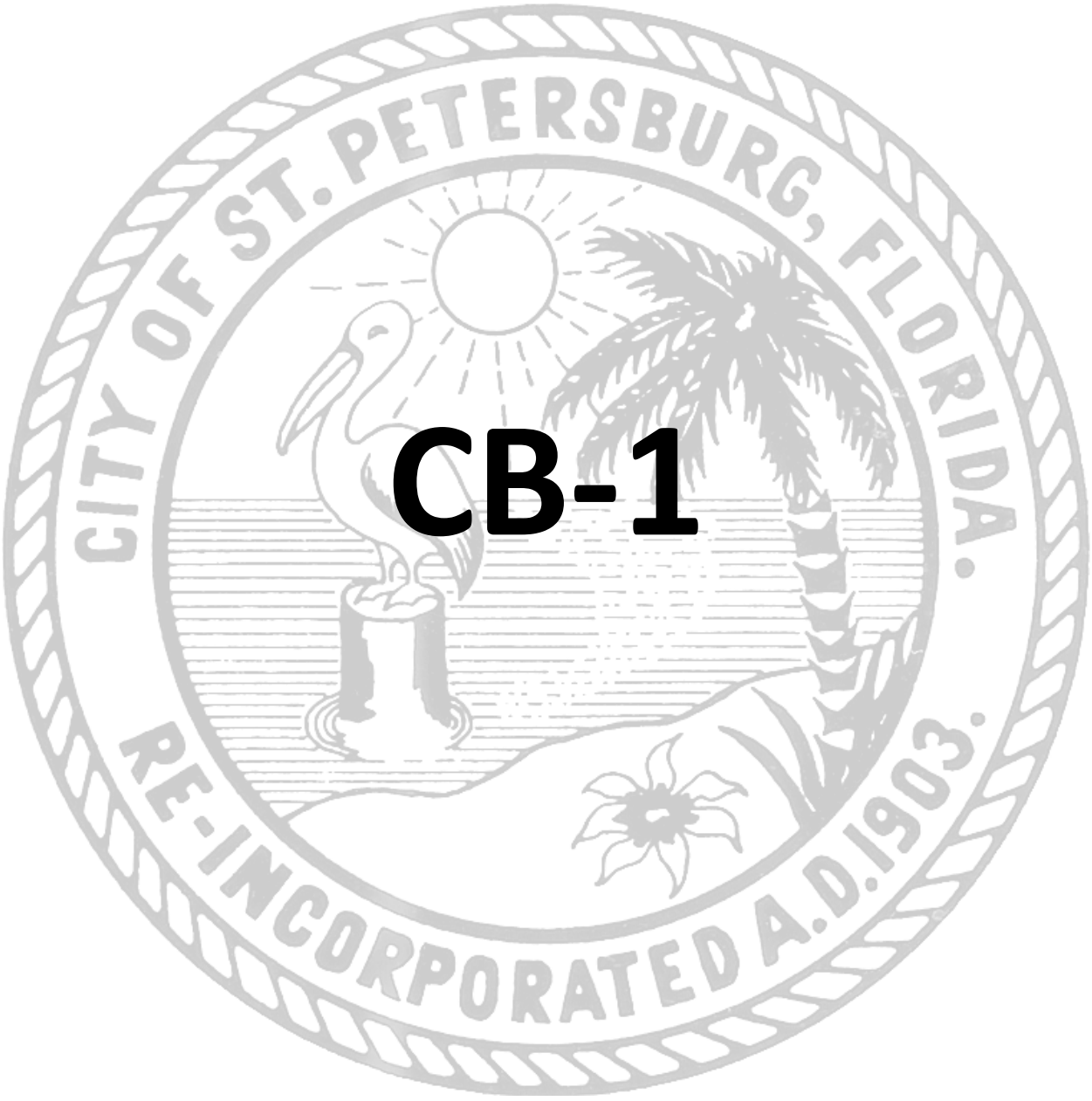
CT **Step 3: Approved by**
Claude Tankersley 3/12/2026 2:09:54 PM

SM **Step 2: Approved by**
Stacey McKee 3/12/2026 11:01:34 AM

BP **Step 1: Approved by**
Brejesh Prayman 3/12/2026 10:51:03 AM

SJ **Requested by**
Sarah B. Johnson 3/11/2026 3:02:36 PM

The following page(s) contain the backup material for Agenda Item: Approving a change order to Standard Purchase Order 277292 with MAC1 Consulting Services, LLC for additional consulting services, for the Department of Technology Services, in the amount of $54,600.
Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lissett Hanewicz, Chair, and Members of City Council

Subject: Approving a change order to Standard Purchase Order 277292 with MAC1 Consulting Services, LLC for additional consulting services, for the Department of Technology Services, in the amount of $54,600.

Explanation: The original agreement was executed on March 6, 2025, and purchase order 277292 was issued on March 11, 2025, in the amount of $55,000. The scope of work included pre- and post-go-live support for the City's UKG WFM Pro Time & Attendance system. Services provided under the original purchase order included configuration review and documentation, system testing, training, troubleshooting, limited on-site support, system analysis, data review and validation, participation in project meetings, Boomi interface support, issue tracking, configuration updates and testing, development of job aids, strategic end-user training, and standardization of system documentation and configuration components.

On January 2, 2026, MAC1 Consulting Services, LLC submitted a quote in the amount of $54,600 to provide additional post-go-live consulting services. These services are necessary to stabilize and optimize the City's UKG WFM system following production use and include addressing issues not identified during testing, refining system configurations, supporting integrations, and implementing deferred functionality, including Extended Leave Case Management. Due to internal staffing limitations and MAC1's institutional knowledge of the City's system configuration, integrations, and workflows, continued engagement is required to minimize operational risk and ensure continuity of payroll and workforce management operations.

The Procurement and Supply Management Department, in cooperation with the Department of Technology Services requests approval:

MAC1 Consulting Services, LLC (Largo) …….....$54,600

The original purchase of $55,000 was made in accordance with Section 2-196a(4) where additional supplies, services, or software are needed to complete an ongoing task. The Procurement Director reviewed and determined the purchase of pre- and post-go-live support for the City's UKG WFM Pro Time & Attendance system were to be made as sole source. A change order is needed for additional post go- live consulting services. The total purchase will now exceed the administrative approval threshold and requires council approval.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Technology Services Fund (5011) Department of Technology Services, System Development Division (850-2557).

Attachments: Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A CHANGE ORDER TO STANDARD PURCHASE ORDER 277292 WITH MAC1 CONSULTING SERVICES, LLC FOR ADDITIONAL CONSULTING SERVICES FOR THE DEPARTMENT OF TECHNOLOGY SERVICES, FOR A TOTAL AMOUNT NOT TO EXCEED $54,600; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 6, 2025, the City and MAC1 entered into an agreement for consulting services ("Agreement"); and

WHEREAS, on March 11, 2025, a purchase order was issued pursuant to the Agreement in the amount of $55,000; and

WHEREAS, on January 2, 2026, MAC1 Consulting Services, LLC submitted a quote in the amount of $54,600 to provide additional post-go-live consulting services; and

WHEREAS, additional consulting services are necessary to stabilize and optimize the City's UKG WFM system following production use and include addressing issues not identified during testing, refining system configurations, supporting integrations, and implementing deferred functionality; and

WHEREAS, an initial purchase order was issued in the amount of $55,000 in accordance with City Code Section 2-196(a)(4), which allows for sole source procurement where additional supplies, services, or software are needed to complete an ongoing task; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Department of Technology Services, recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the change order to Standard Purchase Order 277292 with MAC1 Consulting Services, LLC for additional consulting services, for the Department of Technology Services, for an amount not to exceed $54,600 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

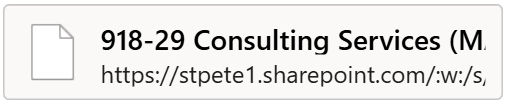
00877651

Approvals - gcc
Report • Printed on March 2, 2026

Approved

918-29 Consulting Services (MAC1 Consulting), March 26, 2026 (FC)

Attachments



Final status: Approved

TG **Step 4: Approved by**
Tom Greene 3/2/2026 7:55:52 AM

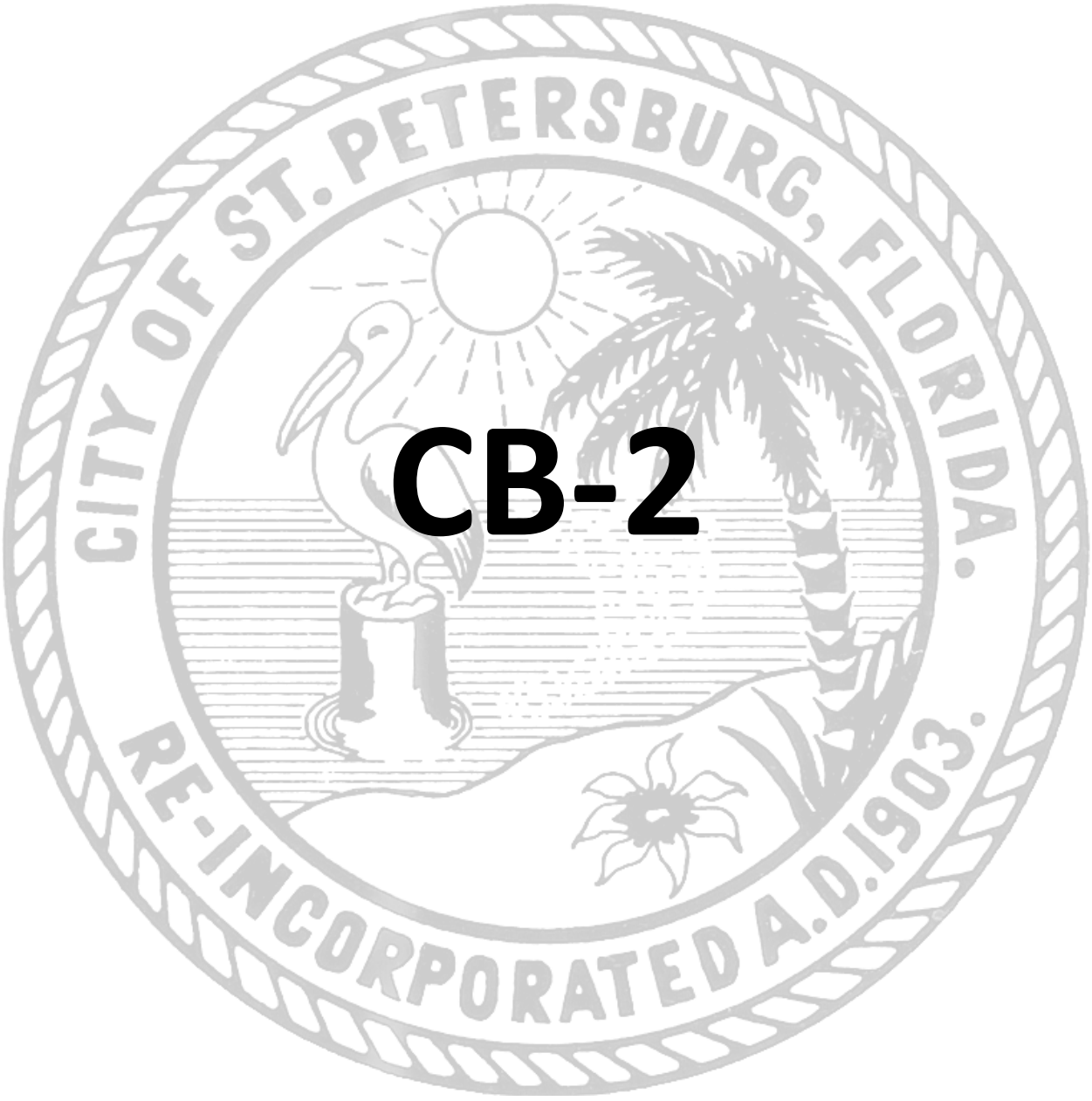
MG **Step 3: Approved by**
Muslim A. Gadiwalla 2/27/2026 10:43:19 AM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/27/2026 10:41:05 AM

ER **Step 1: Approved by**
Emily P. Rapchak 2/27/2026 8:43:31 AM

FC **Requested by**
Francesca M. Cicatelli 2/26/2026 10:51:58 AM

The following page(s) contain the backup material for Agenda Item: Approving an agreement with Environmental Systems Research Institute Incorporated (ESRI), a sole source procurement, for Geographic Information System (GIS) software and support, for the Police Department, in the amount of $435,000.
Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Approving an agreement with Environmental Systems Research Institute Incorporated (ESRI), a sole source procurement, for Geographic Information System (GIS) software and support, for the Police Department, in the amount of $435,000.

Explanation: The vendor provides all licenses, software, services, maintenance, documentation and non-transferable licenses for the Police Department's Information and Technology Services division.

The Police Department utilizes GIS software through a platform specifically designed for public safety and law enforcement agencies. The software is used to quickly analyze crime patterns and trends, provide operational awareness, assist in coordinating law enforcement activities, and support public safety planning through visual information and location analytics.

Included within this licensing and services structure is the authorization necessary to administer and deliver the Department's GIS platform, along with enrollment in the Esri Advantage Program, which provides credits for technical resources, development support, and training opportunities. The scope also encompasses the ArcGIS Developer Bundle, giving developers access to ArcGIS software for development and testing, as well as ArcGIS Velocity Standard, which replaces an outdated Esri product and enhances real-time analytics and data ingestion capabilities.

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

Environmental Systems Research Institute Incorporated (Redlands, CA) $435,000

This purchase is being made in accordance with Section 2-196(a)(5) of the Procurement Code, which allows for a sole source procurement to be used for the purchase of supplies, services, or construction when such supply, services, or construction is available from only one source. The Procurement Director has reviewed and determined the purchase of the Geographic Information System (GIS) software and support shall be made as a sole source. A blanket purchase agreement will be issued for the three-year term and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Police Department, Information and Technology Division (140-1401). Funding for future years will be included in the City's annual operating budget subject to approval by City Council.

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING THE AWARD OF A THREE-YEAR BLANKET PURCHASE AGREEMENT, TO ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INCORPORATED (ESRI) FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND SUPPORT FOR THE POLICE DEPARTMENT FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $435,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to enter into a three-year blanket purchase agreement with Environmental Services Research Institute (ESRI) for the Geographic Information System (GIS)Software and support (the "Purchase"); and

WHEREAS, the total contract amount for the Purchase will not exceed $435,000; and

WHEREAS, the GIS software is used to quickly analyze crime patterns and trends, provide operational awareness, assist in coordinating law enforcement activities, and support public safety planning through visual information and location analytics; and

WHEREAS, Section 2-196 (a) (5) of the St. Petersburg City Code provides for sole source procurement when a supply or service is available from only one source ("the Sole Source Procurement Section"); and

WHEREAS, it has been reviewed and determined that the Purchase will be made as a sole source; and

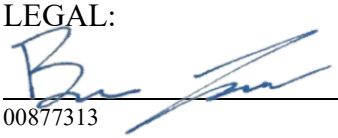
WHEREAS, the Procurement and Supply Management Department, in cooperation with the Police Department, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a three-year blanket purchase agreement with Environmental Systems Research Institute Incorporated (ESRI) for Geographic Information System (GIS) software and support, for the Police Department, at a total contract amount of $435,000, is hereby approved.

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

This resolution shall become effective immediately upon its adoption.

LEGAL:



00877313

DEPARTMENT:

Megan McGee

Approvals - gcc
Report • Printed on March 2, 2026

Approved

3/26/26 Consent; PD ESRI Software and Support

Please find the attached consent for the Police Department for the ESRI procurement scheduled to appear on 3/26 council for your approval.

Attachments

Consent Memo
https://stpete1.sharepoint.com/:w:/s,

Final status: Approved

DG **Step 4: Approved by**
David J. Gerardo 3/2/2026 6:54:05 PM

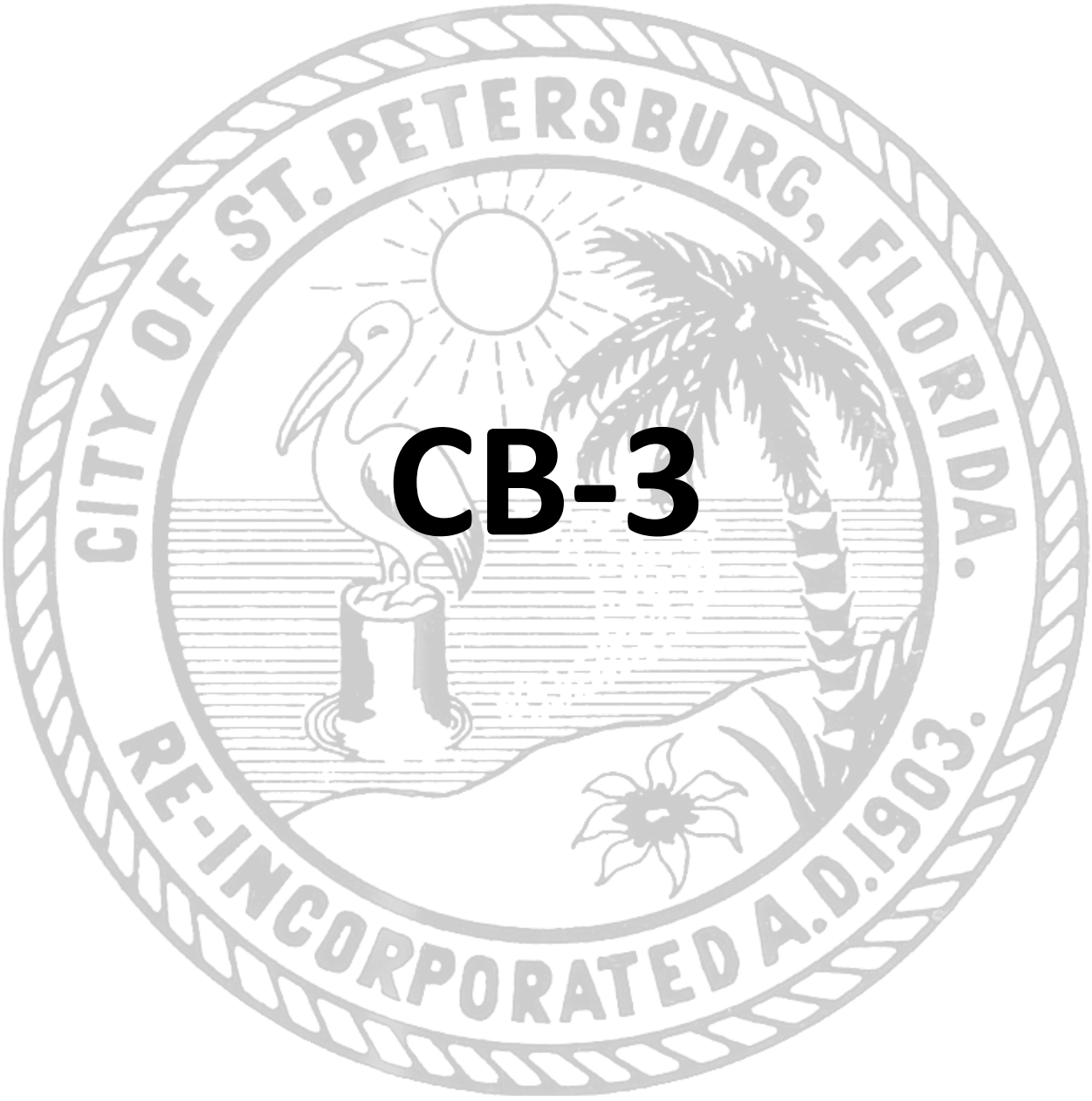
MM **Step 3: Approved by**
Megan C. McGee 3/2/2026 4:38:43 PM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 3/2/2026 3:27:01 PM

PP **Step 1: Approved by**
Patricia Pena 2/27/2026 2:46:48 PM

KW **Requested by**
Kaela Williamson 2/27/2026 2:43:52 PM

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities Departments, in the amount of $108,000.
Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Approving the renewal of a blanket purchase agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities Departments, in the amount of $108,000.

Explanation: The vendor provides ACTIVE Net Software as a service (SaaS), including all technology, professional services, support, upgrades, and fully hosted technology. This comprehensive platform benefits the City by providing a convenient, all-in-one experience for managing accounts, registering for programs, reserving facilities, booking private lessons, enrolling in camps, leagues, and memberships, and completing digital waivers. Integrated payment processing, point of sale, residency verification, and secure data management reduces paperwork and improves the efficiency of administrative tasks.

The Procurement and Supply Management Department, in cooperation with the Parks and Recreation and Enterprise Facilities Departments, recommends for renewal:

Active Network, LLC (Atlanta, GA) ……. $108,000

On June 10, 2020, the City entered into a three-year agreement with Active Network, LLC (Active), with four, one-year renewal options. The total spend for this contract to date is $708,438.70. On February 15, 2024, City Council approved the first one-year renewal in the amount of $108,000. On February 20, 2025, City Council approved the second one-year renewal in the amount of $108,000. The vendor has agreed to renew under the same terms and conditions. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The agreement has two, one-year renewal options remaining. The City would like to exercise the third one-year renewal option with a new expiration date of February 28, 2027.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Parks and Recreation Department, Parks and Recreation Administration Division (190-1573); Coliseum Operating Fund (1205), Enterprise Facilities Department, Events Division (282-1873); and Sunken Gardens Fund (1207), Enterprise Facilities Department, Sunken Gardens Operations Division (282-2461).

Attachments: Resolution

RESOLUTION NO. 2026-___

A RESOLUTION APPROVING THE THIRD RENEWAL OPTION TO THE AGREEMENT WITH ACTIVE NETWORK, LLC FOR A CLOUD-BASED RECREATION MANAGEMENT SOLUTION FOR THE PARKS AND RECREATION AND ENTERPRISE FACILITIES DEPARTMENTS TO EXTEND THE TERM THROUGH FEBRUARY 28, 2027 AND INCREASE THE ALLOCATION FOR THE AGREEMENT BY $108,000 FOR THIS RENEWAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 10, 2020, the City of St. Petersburg, Florida ("City") and Active Network, LLC entered into a three-year agreement ("Agreement") with four one-year renewal options for a cloud-based recreation management solution; and

WHEREAS, on February 15, 2024, City Council approved the first renewal option to extend the term of the Agreement and increase the contract in the amount of $108,000; and

WHEREAS, on February 20, 2025, City Council approved the second renewal option to extend the term of the Agreement and increase the contract in the amount of $108,000; and

WHEREAS, Administration desires to exercise the third renewal option to extend the term of the Agreement through February 28, 2027 and increase the allocation for the Agreement by $108,000 for this renewal term; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation and Enterprise Facilities Departments, recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the third renewal option to the agreement with Active Network, LLC for a cloud-based recreation management solution for the Parks and Recreation and Enterprise Facilities Departments to extend the term through February 28, 2027 and increase the allocation for the agreement by $108,000 for this renewal term is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

LEGAL: Sharon Michnowicz

00875846.DOCX

DEPARTMENT: Richard L. Craft

Approvals - gcc
Report • Printed on March 2, 2026

Approved

Consent Agenda: 920-45 Maintenance, Support, Active Net Software, March 26, 2026

Please see the attached consent agenda for your review and approvals. Thank you.

Attachments

Consent Agenda: 920-45 Main
https://stpete1.sharepoint.com/:f:/s/

Final status: Approved

MJ **Step 4: Approved by**
Michael J. Jefferis 3/2/2026 4:32:13 PM

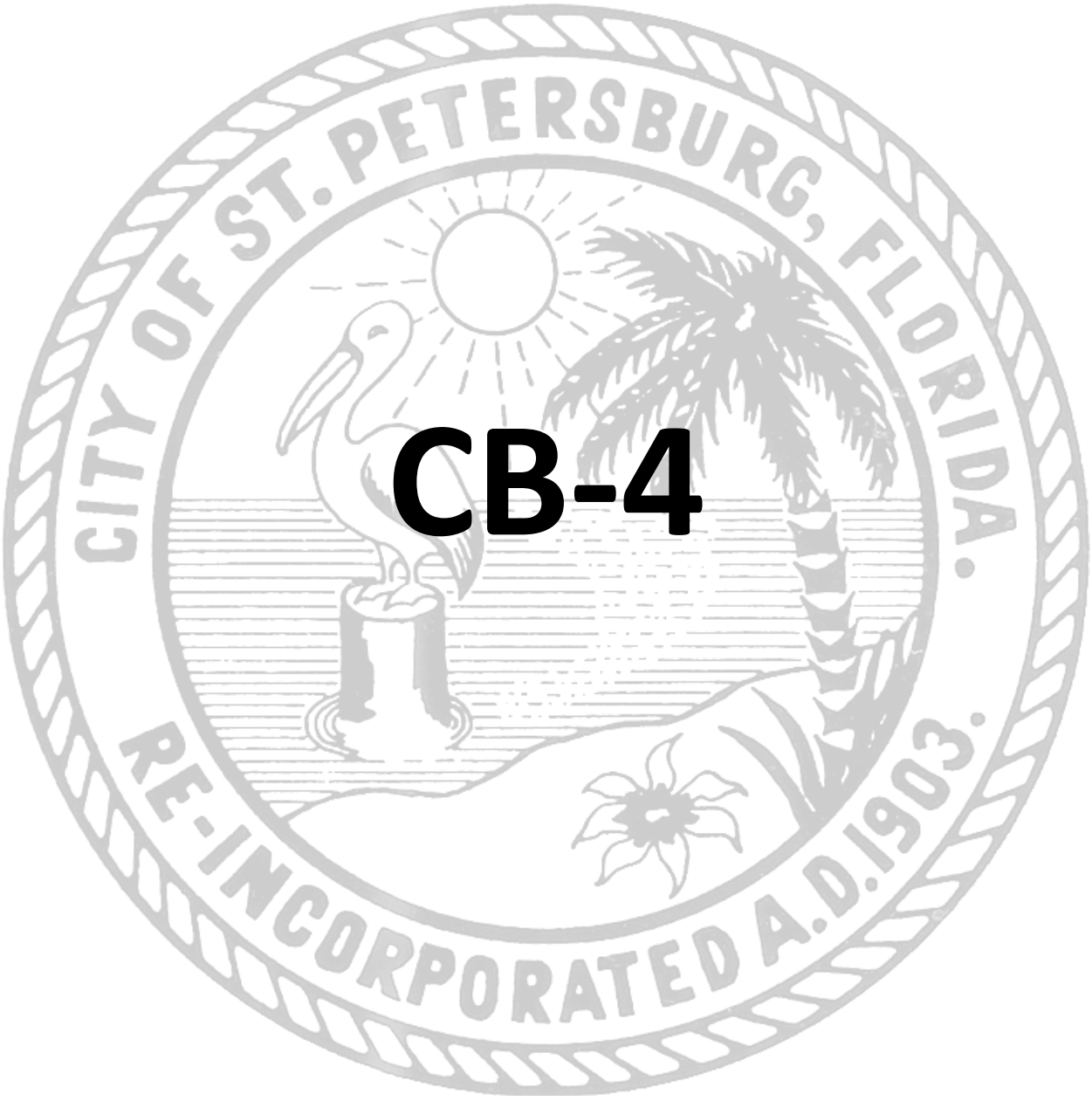
RC **Step 3: Approved by**
Richard L. Craft 3/2/2026 4:31:48 PM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 3/2/2026 10:09:02 AM

EM **Step 1: Approved by**
Elizabeth M. Makofske 2/26/2026 4:05:38 PM

KD **Requested by**
Kendal J. Dyksterhouse 2/26/2026 3:14:16 PM

The following page(s) contain the backup material for Agenda Item: Accepting Statements of Qualifications from AECOM Technical Services, Inc., DRMP, Inc., H.W. Lochner, Inc., KCI Technologies, Inc., and Kisinger Campo & Associates, Corp for construction engineering and inspection services, for the Engineering and Capital Improvements Department.
Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Accepting Statements of Qualifications from AECOM Technical Services, Inc., DRMP, Inc., H.W. Lochner, Inc., KCI Technologies, Inc., and Kisinger Campo & Associates, Corp for construction engineering and inspection services, for the Engineering and Capital Improvements Department.

Explanation: On October 28, 2025, the City issued Request for Qualifications, RFQ-25-317, for Construction Engineering and Inspection Services. The statements were due on December 9, 2025, and opened thereafter. The City received 12 Statements of Qualifications (SOQs) from the following firms:

1. AECOM Technical Services, Inc.
2. DRMP, Inc.
3. Engineered Concepts Inc.
4. H.W. Lochner, Inc.
5. Infrastructure Consulting & Engineering, LLC
6. Johnson, Mirmiran, & Thompson
7. KCI Technologies, Inc.
8. Kisinger Campo & Associates, Corp (KCA)
9. Ozmatic, Inc
10. RS&H, Inc.
11. SAM-Construction Services, LLC
12. SiteCorp Consulting LLC

Evaluations of the proposals were conducted by the following staff:

Brejesh Prayman, Engineering & Capital Improvements Director
Evan Birk, Engineering Design Manager
Thomas Rice, Engineering Construction Manager
Michael Gebler, Senior Capital Projects Coordinator
Patrick Green, Senior Capital Projects Coordinator
Justin Marshall, Capital Projects Coordinator

Statements of Qualifications were evaluated based on the following criteria:

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

On January 6, 2026, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee discussed each firm's qualifications and decided to shortlist the top seven firms and request oral presentations.

On January 23, 2026, the shortlisted firms were invited to make oral presentations before the evaluation committee. The firms were scored, and the following five firms were recommended for award:

1. AECOM Technical Services, Inc.
2. DRMP, Inc.
3. H.W. Lochner, Inc.
4. KCI Technologies, Inc.
5. Kisinger Campo & Associates, Corp (KCA)

All five firms have met the qualifications of RFQ 25-317, dated October 28, 2025. The services will include, but are not limited to, work associated with survey controls, on-site inspections, sampling and testing, engineering services and geotechnical engineering. Each of the five firms will be entering into a Professional Services Agreement for one (1) year with three (3) successive one (1) year periods. Payment will be made only for actual services rendered.

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

Attachments: Technical Evaluation
Resolution

Technical Evaluation
RFQ-25-317: Construction Engineering and Inspection Services

Evaluated Firms

1. AECOM Technical Services, Inc.
2. DRMP, Inc.
3. Engineered Concepts Inc.
4. H.W. Lochner, Inc.
5. Infrastructure Consulting & Engineering, LLC
6. Johnson, Mirmiran, & Thompson
7. KCI Technologies, Inc.
8. Kisinger Campo & Associates, Corp (KCA)
9. Ozmatic, Inc
10. RS&H, Inc.
11. SAM-Construction Services, LLC
12. SiteCorp Consulting LLC

Evaluation Criteria

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

Team Background and Key Staff Availability	33 possible points
Experience and Relevant Project Examples	25 possible points
Project Approach	22 possible points
Is the Firm a Disadvantages Business Enterprise (DBE)?	3 possible points
Is the Firm a Minority Business Enterprise (MBE)?	3 possible points
Is the Firm a Small Business Enterprise (SBE)?	3 possible points
Is the Firm a Woman Owned Business Enterprise (WBE)?	3 possible points
Does the Project Team include a Disadvantaged Business Enterprise (DBE)?	2 possible points
Does the Project Team include a Minority Business Enterprise (MBE)?	2 possible points
Does the Project Team include a Small Business Enterprise (SBE)?	2 possible points
Does the Project Team include a Woman Owned Business Enterprise (WBE)?	2 possible points

Tabulation of Scores

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

Company	Score	Rank
Kisinger Campo & Associates, Corp (KCA)	74.30	1
KCI Technologies, Inc.	74.27	2
H.W. Lochner, Inc.	73.83	3
AECOM Technical Services, Inc.	73.70	4
DRMP, Inc.	70.55	5
Johnson, Mirmiran, & Thompson	68.42	6
RS&H, Inc.	66.17	7

Infrastructure Consulting & Engineering, LLC	64.85	8
Ozmatic, Inc	57.40	9
Engineered Concepts Inc.	56.02	10
SAM-Construction Services, LLC	47.63	11
SiteCorp Consulting LLC	36.22	12

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

Company	**Score**	**Rank**
KCI Technologies, Inc.	74.30	1
Kisinger Campo & Associates, Corp (KCA)	73.33	2
AECOM Technical Services, Inc.	72.83	3
H.W. Lochner, Inc.	69.90	4
DRMP, Inc.	69.37	5
RS&H, Inc.	63.47	6
Johnson, Mirmiran, & Thompson	60.97	7

AECOM Technical Services, Inc., DRMP, Inc., H.W. Lochner, Inc., KCI Technologies, Inc., and Kisinger Campo & Associates, Corp have met the qualifications of RFQ 25-317 and were determined to be the most qualified firms, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2026-____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF (1) AECOM TECHNICAL SERVICES, INC., (2) DRMP, INC., (3) H.W. LOCHNER, INC., (4) KCI TECHNOLOGIES, INC., AND (5) KISINGER CAMPO & ASSOCIATES, CORP TO PROVIDE MISCELLANEOUS PROFESSIONAL CONSTRUCTION ENGINEERING AND INSPECTION SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S STANDARD FORM PROFESSIONAL SERVICES AGREEMENT WITH SUCH SELECTED FIRMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 28, 2025, the Procurement & Supply Management Department issued a request for qualifications ("RFQ") 25-317 in accordance with the requirements set forth in Florida Statute §287.055 (the Consultant's Competitive Negotiation Act) to engage the most qualified firm(s) to provide miscellaneous professional Construction Engineering and Inspection Services; and

WHEREAS, on December 9, 2025, the Procurement & Supply Management Department received twelve (12) statement of qualifications in response to the RFQ; and

WHEREAS, on January 6, 2026, the selection committee (Brejesh Prayman, Evan Birk, Thomas Rice, Michael Gebler, Patrick Green, and Justin Marshall) met to discuss the statement of qualifications, shortlisted to seven (7) firms, and motioned to hear presentations and conduct interviews with the seven (7) shortlisted firms on January 23, 2026; and

WHEREAS, the seven (7) shortlisted firms were AECOM Technical Services, Inc. (“AECOM”), DRMP, Inc. (“DRMP”), H.W. Lockner, Inc. (“H.W. Lochner”), Johnson, Mirmiran & Thompson, KCI Technologies, Inc. (“KCI”), Kisinger Campo & Associates, Corp (“KCA”), and RS&H, Inc.; and

WHEREAS, on January 23, 2026, the seven (7) shortlisted firms made presentations to the selection committee and interviews were conducted; and

WHEREAS, based on the presentations, interviews, deliberations, and statement of qualifications submitted by the seven (7) shortlisted firms, the selection committee met on February 4, 2022 and ranked (1) AECOM, (2) DRMP, (3) H.W. Lochner, (4) KCI and (5) KCA as the most qualified firms to provide miscellaneous professional Construction Engineering and Inspection Services; and

WHEREAS, the firms are required to execute the City's standard form professional services agreement; and

WHEREAS, the firms have agreed to the terms and conditions set forth in the professional services agreement; and

WHEREAS, from time to time the City issues task orders to such firms in order for the firm to provide professional services in accordance with the professional services agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of (1) AECOM Technical Services, Inc., (2) DRMP, Inc., (3) H.W. Lochner, Inc., (4) KCI Technologies, Inc., and (5) Kisinger Campo & Associates, Corp to provide miscellaneous professional Construction Engineering and Inspection Services are hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City's form professional services agreement with such selected firms.

This resolution shall become effective immediately upon its adoption.

LEGAL:

00875566.DOCX

DEPARTMENT:

Approvals - gcc
Report • Printed on March 2, 2026

Approved

925-55 Construction Engineering and Inspection Services, March 26, 2026

Attachments

Technical Evaluation
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Consent
https://stpete1.sharepoint.com/:w:/s/Team-TS-I

Final status: Approved

Step 4: 1 of 2 recipients approved
Sarah B. Johnson, Claude Tankersley

BP **Step 3: Approved by**
Brejesh Prayman 2/27/2026 12:10:58 PM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/25/2026 4:31:18 PM

SM **Step 1: Approved by**
Stacey McKee 2/25/2026 8:40:21 AM

VA **Requested by**
Victoria L. Amerson 2/25/2026 8:34:34 AM

The following page(s) contain the backup material for Agenda Item: Approving an increase to the payment to Oracle America, Inc. for the addition of IaaS/PaaS Universal Credits, for the Department of Technology, in the amount of $69,450.
Please scroll down to view the backup material.

CB-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lissett Hanewicz, Chair, and Members of City Council

Subject: Approving an increase to the payment to Oracle America, Inc. for the addition of IaaS/PaaS Universal Credits, for the Department of Technology, in the amount of $69,450.

Explanation: On December 4, 2025, City Council approved a payment to Oracle in an amount not to exceed $1,291,145 for the ninth year of the annual Oracle EBusiness Suite Support Services and the fifth year of Oracle Work and Asset Management, and Oracle Field Services, collectively known as "WACS" pursuant to the agreements dated December 17, as amended, and May 20, 2021 for software support, maintenance, and related cloud services.

Standard Purchase Order (PO) 284845 was issued on December 18, 2025, for Oracle support and maintenance services provided under two separate agreements with Oracle America, Inc.: the December 17, 2017 agreement for enterprise software support and maintenance services, including Oracle E-Business Suite, and the May 20, 2021 agreement for Work and Asset Management Cloud Services (WACS), Oracle Field Services (OFS), and related cloud services. Although approved separately, both agreements share the same purchase order for payment and contract administration purposes.

These agreements support the City's Oracle and Solaris systems, including E-Business Suite, WACS, OFS, Oracle Spatial, and Oracle WebCenter, and include 24/7 technical support, system updates, program fixes, patches, and escalation support.

On February 3, 2026, Oracle America, Inc. submitted a quote in the amount of $69,540 to add Oracle Platform as a Service (PaaS) and Infrastructure as a Service (IaaS) Universal Credits under Oracle's Funded Allocation Model. The City will fund a set allocation amount to be applied toward future usage of eligible Oracle cloud services (PaaS/IaaS) at the applicable rate-card pricing. Oracle will invoice monthly in arrears based on actual usage.

The Procurement and Supply Management Department, in cooperation with the Department of Technology requests approval:

Oracle America, Inc. (Redwood Shores, CA) …….....$69,450

The City has maintained an agreement with Oracle America, Inc. (Oracle) since December 17, 2017, for enterprise software support and maintenance services, including the Oracle E-Business Suite. A separate agreement for Work and Asset Management Cloud Services (WACS), Oracle Field Services (OFS), and related cloud services was executed on May 20, 2021. The annual support services will be effective January 1, 2026, through December 31, 2026.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Technology Services Fund (5011) Department of Technology Services, Oracle E-Business (850-2559)).

Attachments: Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING AN INCREASE TO THE PAYMENT TO ORACLE AMERICA, INC. FOR THE ADDITION OF PAAS/IAAS UNIVERSAL CREDITS, FOR THE DEPARTMENT OF TECHNOLOGY, IN THE AMOUNT OF $69,450; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 17, 2017, City Council approved a five-year support services agreement ("EBusiness Agreement") with Oracle America, Inc. ("Oracle") and authorized payment to Oracle for the first year of Oracle EBusiness Suite support services ("EBusiness Support Services"); and

WHEREAS, City Council previously authorized payment to Oracle for years two through five of the EBusiness Support Services; and

WHEREAS, the City previously approved an amendment to the EBusiness Agreement to extend the term for an additional five years through December 31, 2027, and authorize payment to Oracle for EBusiness Support Services provided for the first and second year of this renewal term; and

WHEREAS, on May 20, 2021, City Council approved a five-year agreement with Oracle ("WACS Agreement") and authorized payment to Oracle for the first year of Oracle Work and Asset Management, Oracle Field Services, and Oracle PaaS and IaaS collectively known as "WACS", cloud integration and support services ("WACS Support Services")

WHEREAS, on December 4, 2025, City Council approved a payment to Oracle in an amount not to exceed $1,291,145 for the ninth year of the annual Oracle EBusiness Suite Support Services and the fifth year of Oracle Work and Asset Management, and Oracle Field Services, collectively known as "WACS" pursuant to the agreements dated December 17, 2017, as amended, and May 20, 2021; and

WHEREAS, an increase to the payment in the amount of $69,540 is required to add Oracle Platform as a Service ("Paas") and Infrastructure as a Service ("IaaS") Universal Credits under Oracle's Funded Allocation Model for the ninth year of the EBusiness Agreement and fifth year of the WACS agreement renewal terms; and

WHEREAS, funds have previously been appropriated in the Technology Services Fund (5011) Department of Technology Services, Oracle E-Business (850-2559); and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase to the payment to Oracle America, Inc. in the amount of $69,540 for PaaS/IaaS Universal Credits for the Department of Technology is hereby approved.

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

This Resolution will become effective immediately upon adoption.

LEGAL: DEPARTMENT:

00877602

Approvals - gcc
Report • Printed on February 26, 2026

Approved

206-28 Oracle, Universal Credits, March 26, 2026 (GG)

Attachments

Consent Item
https://stpete1.sharepoint.com/:w:/s,

Final status: Approved

TG **Step 4: Approved by**
Tom Greene 2/26/2026 10:55:54 AM

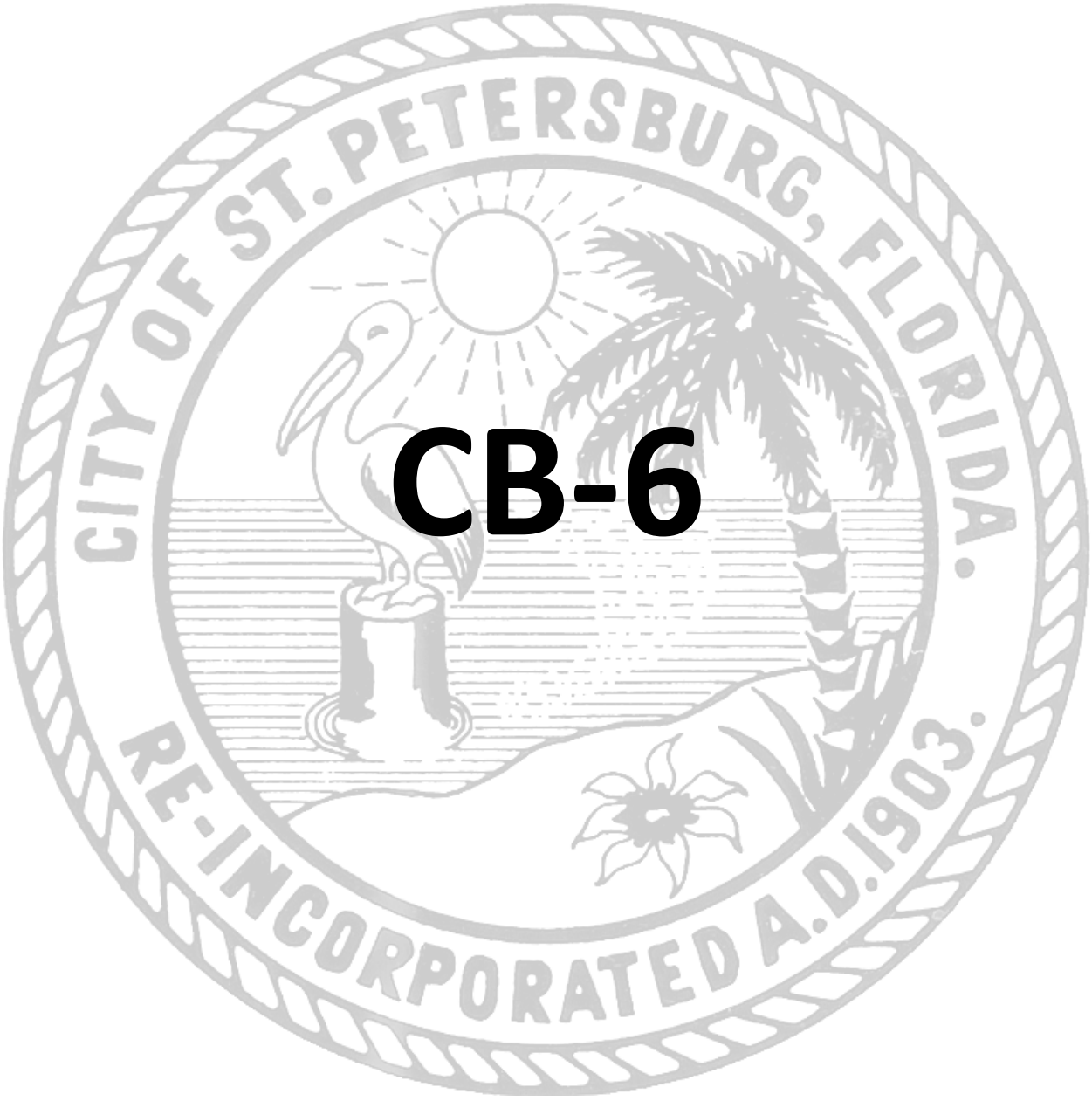
MG **Step 3: Approved by**
Muslim A. Gadiwalla 2/26/2026 10:53:18 AM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/26/2026 10:50:03 AM

ER **Step 1: Approved by**
Emily P. Rapchak 2/26/2026 10:02:29 AM

GG **Requested by**
Gabriella Greiner 2/25/2026 10:23:52 AM

The following page(s) contain the backup material for Agenda Item: Approving the renewal of maintenance and support services with PC Solutions & Integration Inc., to be performed by the manufacturer, Extreme Networks, Inc., for the Department of Technology Services, in the amount of $162,939.
Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

To: The Honorable Lissett Hanewicz, Chair, and Members of City Council

Subject: Approving the renewal of maintenance and support services with PC Solutions & Integration Inc., to be performed by the manufacturer, Extreme Networks, Inc., for the Department of Technology Services, in the amount of $162,939.

Explanation: The City requires continued maintenance and support services from Extreme Networks, Inc. (the "Manufacturer") to provide 24/7 technical support as needed to isolate and correct and network problems as well as provide hardware replacement for any network component that fails in addition to providing software support to deliver any new feature enhancements and keep the networking equipment free of vulnerabilities for the cities networking infrastructure which is comprised of over 400 devices to include network switches, wireless access points, network monitoring and access control software (collectively, the "Services"). To meet CJIS and PCI standards all network equipment must be under maintenance and receive security and software patches.

The Manufacturer and the State of Utah, Division of Purchasing, entered into Master Agreement number AR3230 (the "Master Agreement") to facilitate the cooperative procurement by other government entities.

The Manufacturer and the State of Florida executed a participating addendum for the Master Agreement identified as Alternate Contract Source No. 43220000-NASPO-19-ACS (the "Participating Addendum"), which authorizes local government in Florida to make purchases from the Manufacturer pursuant to the terms of the Master Agreement (as incorporated into the participating addendum) (collectively, the "Underlying Agreement").

On December 21, 2021, the City and Manufacturer entered into a piggyback agreement based on the Underlying Agreement (the "Piggyback Agreement").

PC Solutions & Integration Inc., (the "Reseller") is an approved reseller of the Manufacturer and has offered to facilitate provision of the Services by the Manufacturer pursuant to the terms of the Underlying Agreement. The Procurement and Supply Management Department, in cooperation with the Department of Technology Services, requests for approval:

PC Solutions & Integration Inc (Miami, FL) …….....$162,939

The Piggyback Agreement was established pursuant to Section 2-198(b) of the Procurement Code, which authorizes the mayor, or his designee, to utilize competitively bid contracts of other governmental entities. The underlying Master Agreement was entered into by the State of Utah pursuant to solicitation SK18001. Prior to execution of the Piggyback Agreement, the Procurement and Supply Management Department reviewed the applicable solicitation and

determined (i) that the Master Agreement was awarded on the basis of a competitive process substantially equivalent to the one specified in the City's Procurement Code and (ii) that it was in the best interest of the City to utilize the Master Agreement, as incorporated into and supplemented by the Participating Addendum, as the basis of the Piggyback Agreement.

For purposes of this approval, the Procurement and Supply Management Department determined (i) that the competitive solicitation used to award the Master Agreement remains substantially equivalent to the one currently specified in the City's Procurement Code and (ii) that it is in the best interest of the City to utilize the pre-existing Piggyback Agreement for the purchase of the Services. A purchase order will be issued and be binding only for services rendered.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Technology Services Fund (5011) Technology Services Department, Network Support Division (850-4565).

Attachments: Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION REGARDING THE RENEWAL OF NETWORK MAINTENANCE AND SUPPORT SERVICES BY MANUFACTURER EXTREME NETWORKS, INC., FOR A TOTAL COST NOT TO EXCEED $162,939; APPROVING THAT RENEWAL, AS FACILITATED BY AUTHORIZED RESELLER PC SOLUTIONS & INTEGRATION, INC., UNDER THE EXISTING CITY PIGGYBACK AGREEMENT BASED ON NASPO MASTER AGREEMENT AR3230 BETWEEN THE MANUFACTURER AND THE STATE OF UTAH, AS INCORPORATED INTO AND AMENDED BY THE PARTICIPATING ADDENDUM EXECUTED BY THE MANUFACTURER AND THE STATE OF FLORIDA IDENTIFIED AS ALTERNATE CONTRACT SOURCE 43220000-NASPO-19-ACS; AUTHORIZING EXECUTION OF ANY AGREEMENT OR OTHER DOCUMENT NECESSARY TO EFFECTUATE THAT APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Department of Technology Services desires to obtain from Extreme Networks, Inc., (the "Manufacturer") 24/7 technical support as needed to isolate and correct and network problems as well as provide hardware replacement for any network component that fails in addition to providing software support to deliver any new feature enhancements and keep the networking equipment free of vulnerabilities for the cities networking infrastructure which is comprised of over 400 devices to include network switches, wireless access points, network monitoring, and access control software (collectively, the "Services"); and

WHEREAS, City Code section 2-198(b) authorizes the City to make purchases by utilizing competitively bid contracts of other governmental entities; and

WHEREAS, on the basis of State of Utah solicitation SK18001 (the "Underlying Solicitation"), the Manufacturer and the State of Utah, Division of Purchasing, entered into

NASPO Master Agreement AR3230 (the "Master Agreement") to facilitate the cooperative procurement by other government entities; and

WHEREAS, the Master Agreement was subsequently incorporated into and amended by the Participating Addendum executed by State of Florida and the Manufacturer, identified as Alternate Contract Source 43220000-NASPO-19-ACS, which authorizes local governments in Florida to make purchases pursuant to the terms of the Master Agreement as incorporated into the participating addendum (collectively and as may be amended from time-to-time, the "Underlying Agreement"); and

WHEREAS, in 2021, the Procurement and Supply Management reviewed the Underlying Solicitation and determined (i) that the competitive process used to award the Master Agreement was substantially equivalent to the one specified in the City's Procurement Code and (ii) that it was in the best interest of the City to utilize the Underlying Agreement to purchase SCADA-related technical services for the Water Resources Department; and

WHEREAS, on December 21, 2021, based upon the determination described above and the approval provided by City Council resolution 2021-560, the City and Extreme Networks, Inc. entered into a piggyback agreement based on the Underlying Agreement (the "Piggyback Agreement"); and

WHEREAS, the Piggyback Agreement remains in effect; and

WHEREAS, PC Solutions & Integration, Inc. (the "Reseller"), acting in its capacity as a "Fulfilment Partner" for the Manufacturer, has offered to utilize the Piggyback Agreement to facilitate the City's purchase of the Services for a total cost not to exceed $162,939 (the "Purchase"); and

WHEREAS, for purpose of approving the Purchase, the Procurement and Supply Management Department reviewed the Underlying Solicitation again and determined (i) that the competitive process used to award the Master Agreement remains substantially equivalent to the one specified in the City's Procurement Code and (ii) that it is in the best interest of the City to utilize the Underlying Agreement for the Purchase; and

WHEREAS, based on that determination, the Procurement and Supply Management Department, in cooperation with the City's Department of Technology Services, has requested that City Council approve utilization of the Piggyback Agreement for the Purchase.

NOW, THEREFORE, BE IT RESOLVED that, in consideration of the information described in the foregoing recitals and pursuant to City Code section 2-189(b), the City Council of the City of St. Petersburg, Florida, hereby approves utilization of the Piggyback Agreement for the Purchase.

BE IT FURTHER RESOLVED that the Mayor (or his designee) is authorized to execute any agreement or other document necessary to effectuate the approval of City Council set forth above.

This resolution will become effective immediately upon adoption.

LEGAL: ADMINISTRATION:

Thomas Greene

Approvals - gcc
Report • Printed on February 26, 2026

Approved

920-37 Maintenance Software and Hardware PC-Solution (Extreme Networks), March 26, 2026 (FC)

Please see attached consent item for approval. Thank you!

Attachments

920-37 Maintenance Software
https://stpete1.sharepoint.com/:w:/s,

Final status: Approved

TG **Step 4: Approved by**
Tom Greene 2/26/2026 10:59:58 AM

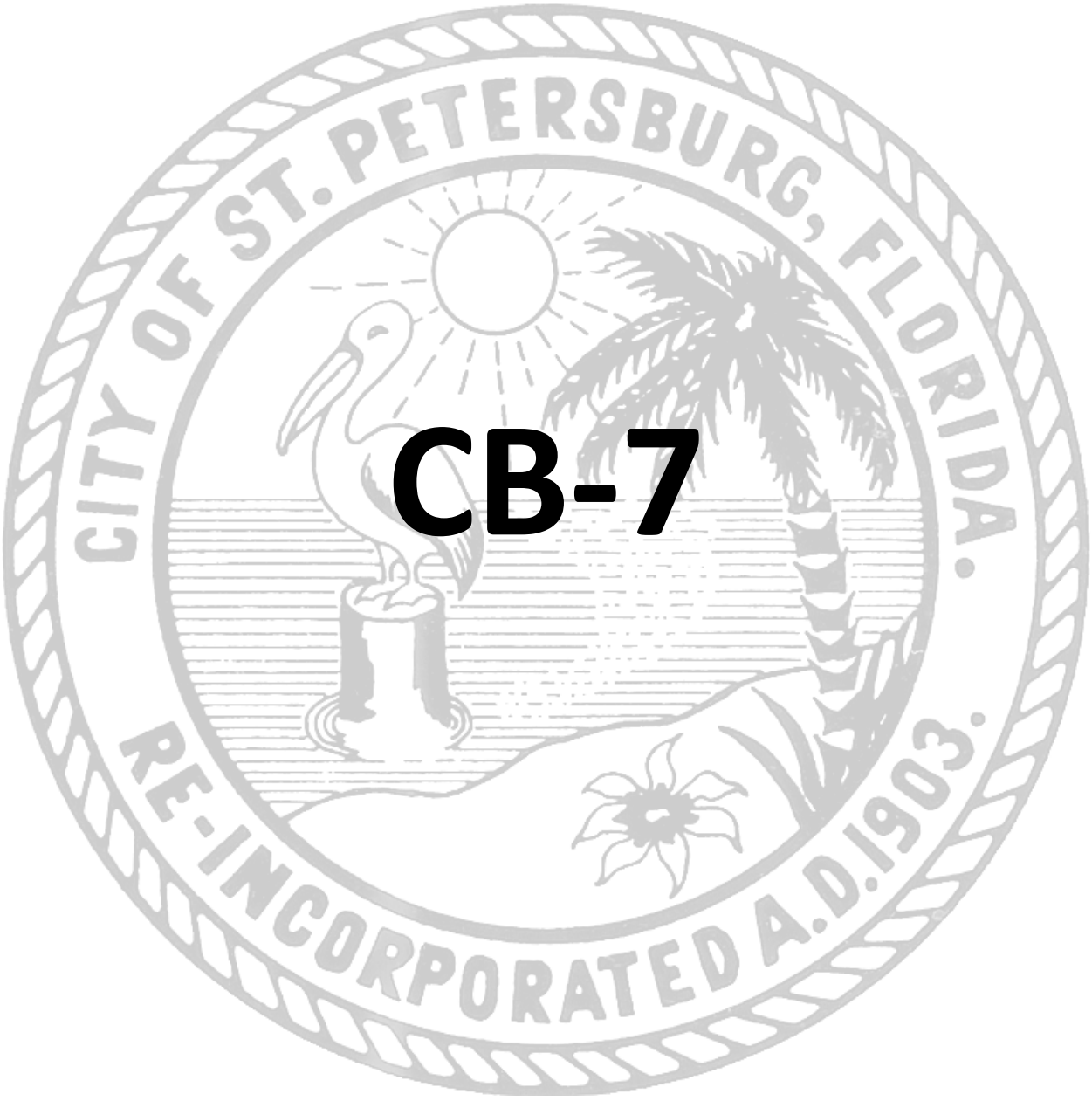
MG **Step 3: Approved by**
Muslim A. Gadiwalla 2/26/2026 10:57:05 AM

SS **Step 2: Approved by**
Stephanie S. Scarbrough 2/26/2026 10:48:10 AM

ER **Step 1: Approved by**
Emily P. Rapchak 2/26/2026 10:03:04 AM

FC **Requested by**
Francesca M. Cicatelli 2/25/2026 8:47:42 AM

The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of $65,000 from the unappropriated balance of the Airport Operating Fund (4031) to the Enterprise Facilities Department, Airport Administration Division (282-1877), FY25 Storm #1 EFD (Milton) Enterprise Project (20770) to provide funding for the purchase of two runway closure markers; and providing an effective date.
Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL

Consent Agenda Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair, and Members of City Council

Subject: Approving a supplemental appropriation in the amount of $65,000 from the unappropriated balance of the Airport Operating Fund (4031) to the Enterprise Facilities Department, Airport Administration Division (282-1877), FY25 Storm #1 EFD (Milton) Enterprise Project (20770); and providing an effective date.

Explanation: As a result of Hurricane Milton, three (3) t-hangar buildings were destroyed by an extreme wind event. Besides the loss of the buildings themselves, specific equipment stored within was also severely damaged and/or destroyed. This included three (3) Runway Closure Markers ("Lighted "X"s"). Lighted "X"s are specialized equipment used by airports as an additional safety measure to provide a visual queue to pilots to mark the closure of a runway. Lighted "X"s are required by the Airport for the annual Grand Prix of St. Petersburg due to the required closure of Runway 7-25. In addition, they have also been required and used for other circumstances such as construction, hazard mitigation, etc. It is required to have lighted "X"s on each approach end of a runway when closed. Accordingly, the Airport is seeking to procure two (2), new Lighted "X"s to have the minimum number required to close a runway.

Cost/Funding/Assessment Information: The City is using a portion of the general property insurance proceeds received to date to cover the storm loss and repairs at the Albert Whitted Airport. Funding will be available after the approval of a supplemental appropriation in the amount of $65,000 from the unappropriated balance of the Airport Operating Fund (4031) to the Enterprise Facilities Department, Airport Administration Division (282-1877), FY25 Storm #1 EFD (Milton) Enterprise Project (20770).

Attachments: Resolution

Administration

Patricia Pena

Budget

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $65,000 FROM THE UNAPPROPRIATED BALANCE OF THE AIRPORT OPERATING FUND (4031) TO THE ENTERPRISE FACILITIES DEPARTMENT, AIRPORT ADMINISTRATION DIVISION (282-1877), FY25 STORM #1 EFD (MILTON) ENTERPRISE PROJECT (20770) TO PROVIDE FUNDING FOR THE PURCHASE OF TWO RUNWAY CLOSURE MARKERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Albert Whitted Airport lost three (3) runway closure markers (Lighted "X"s) during the Hurricane Milton Storm event; and

WHEREAS, Lighted Xs are required to be located on the approach of each runway end, when/if closed for an extended period for construction, maintenance and/or special events; and

WHEREAS, funding to purchase two (2) lighted X's will be available after a supplemental appropriation in the amount of $65,000 from the unappropriated balance of the Airport Operating Fund (4031) to the Enterprise Facilities Department, Airport Administration Division (282-1877); and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the unappropriated balance of the Airport Operating Fund (4031), the following supplemental appropriation for FY26 to provide funding for the purchase of two runway closure markers:

Airport Operating Fund (4031)
Enterprise Facilities Department,
Airport Administration Division (282-1877)
FY25 Storm #1 EFD (Milton) Enterprise Project (20770) $65,000

This Resolution shall become effective immediately upon its adoption.

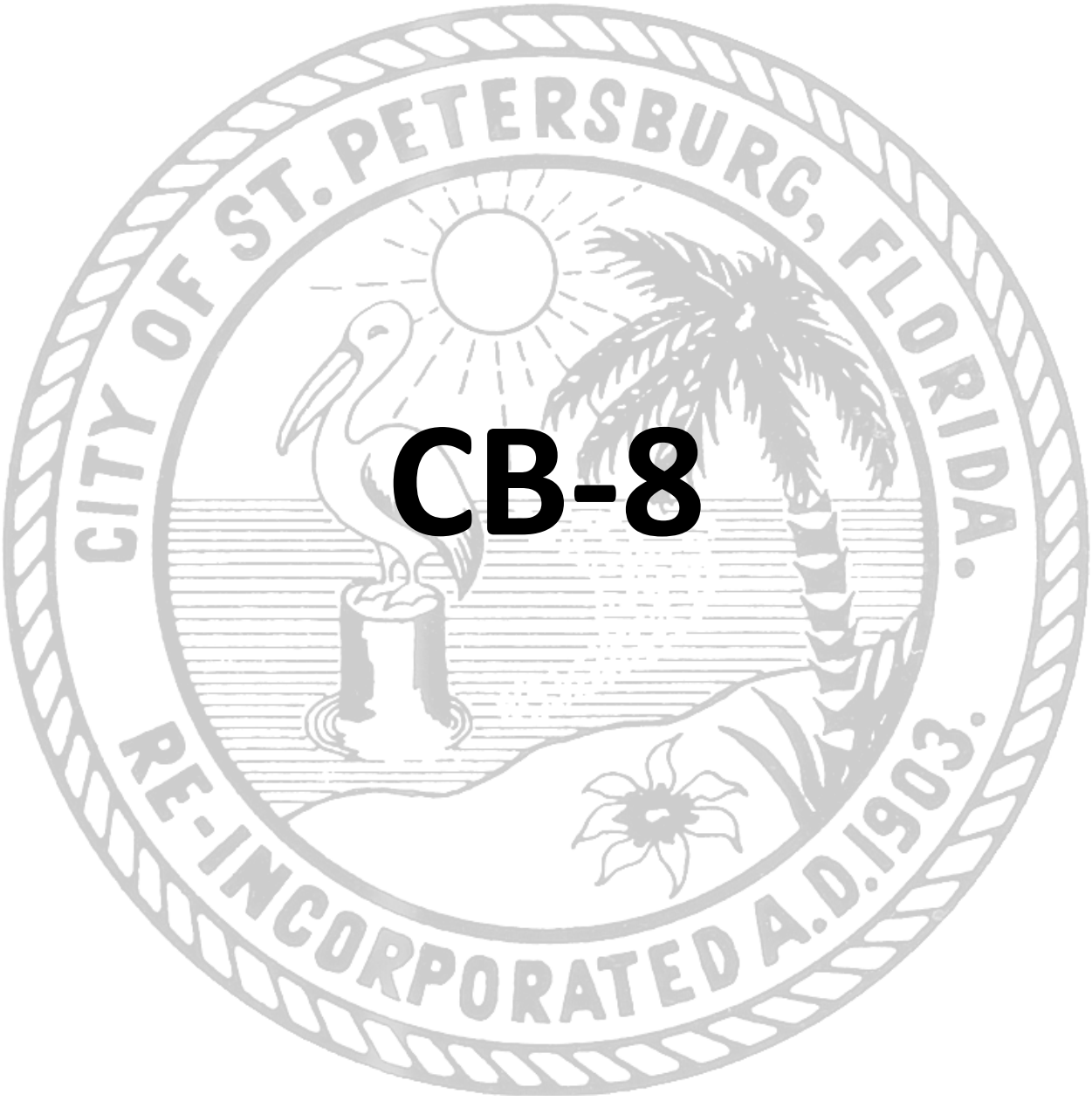
LEGAL:

00877353.docx

DEPARTMENT:

BUDGET:

The following page(s) contain the backup material for Agenda Item: A resolution approving funding for five (5) arts and cultural agencies for a total combined amount not to exceed $25,000 for the period of March 26, 2026, through September 30, 2026, on the recommendation of the Arts Advisory Committee; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.
Please scroll down to view the backup material.



CB-8

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council.

SUBJECT: A resolution approving funding for five (5) arts and cultural agencies for a total combined amount not to exceed $25,000 for the period of March 26, 2026, through September 30, 2026, on the recommendation of the Arts Advisory Committee; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

EXPLANATION: The FY 2026 Adopted Budget includes $50,000 for micro-grants now called the Level Up Arts Grant for small non-profit arts and cultural organizations with operating budgets under $50,000.

On March 28, 2025, the Arts Advisory Committee ("Committee") met to review Level Up Arts Grant applications, the process of determining eligibility for the Level Up Arts Grant, and the method for apportioning available funds. The Committee consists of ten (10) members, one of whom is a City Council member, and the others are individuals who exhibit an interest in and support arts and culture in the community.

It was determined that the Level Up Arts Grant will be awarded on a first come first serve basis. At AAC meetings, the committee will review the grant applications received thus far and make funding decisions, until all $50,000 is expended. The method of allocating funds will be based upon a majority committee vote of yes or no. After each AAC meeting, Arts, Culture, and Tourism will submit a council memo explaining which organizations, if any, that have been recommended for funding.

The Committee met on February 27, 2026, and reviewed applications from seven (7) small non-profit organizations. One (1) application was determined ineligible, one (1) application was tabled to the next meeting, and five (5) applicants received unanimous approval and are recommended for funding of $5,000 each.

- All the Worlds Kids Incorporated
- MiGente MiPueblo, Inc.
- Saint Petersburg Month of Photography Inc.
- Hue Avenue Inc.
- OSNA, Inc.

RECOMMENDATION: Administration recommends City Council approve the attached resolution approving funding for five (5) arts and cultural agencies for a total combined amount not to exceed $25,000 for the period of March 26, 2026, through September 30, 2026, on the recommendation of the Arts Advisory Committee; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: Funding has been previously appropriated in the General Fund (0001), City Development Administration Department, Arts, Culture and Tourism Division (100-1777).

ATTACHMENTS: **Resolution**

APPROVALS:

Administration: _____ **Budget:** Patricia Pena

RESOLUTION NO. 2026 -____

A RESOLUTION APPROVING FUNDING FOR FIVE (5) ARTS AND CULTURAL AGENCIES FOR A TOTAL COMBINED AMOUNT NOT TO EXCEED $25,000 FOR THE PERIOD OF MARCH 26, 2026, THROUGH SEPTEMBER 30, 2026, ON THE RECOMMENDATION OF THE ARTS ADVISORY COMMITTEE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the FY2026 Adopted Budget includes $50,000 for micro-grants called "Level Up Arts Grants" for small non-profit arts and cultural organizations with operating budgets under $50,000; and

WHEREAS, the Arts Advisory Committee, an advisory board of the City, has recommended funding five eligible agencies, All the Worlds Kids Incorporated, MiGente MiPueblo, Inc., Saint Petersburg Month of Photography Inc., Hue Avenue Inc., and OSNA, Inc., by providing $5,000 to each, in a total combined amount not to exceed $25,000, for the period of March 26, 2026, through September 30, 2026; and

WHEREAS, each eligible agency is dedicated to a valid public purpose; and

WHEREAS, the Arts Advisory Committee is continuing to receive and review applications from art and cultural agencies for the purpose of making additional recommendations for Level-Up Grants.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that on the recommendation of the Arts Advisory Committee, funding for five (5) arts and cultural agencies identified herein for a total combined amount not to exceed $25,000 for the period of March 26, 2026, through September 30, 2026, is hereby approved.

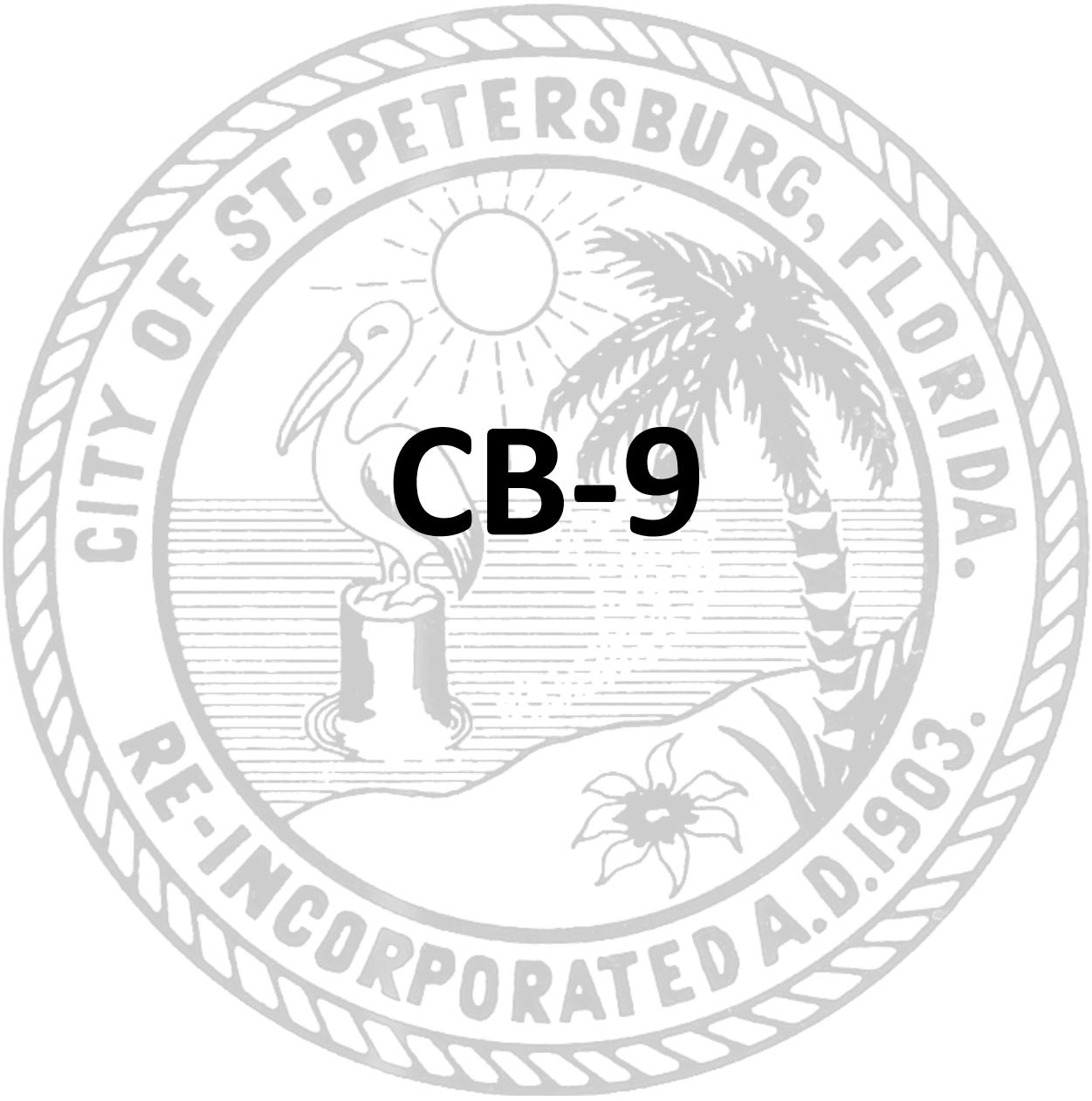
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate the intent of this resolution with each agency.

This Resolution will become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00876764

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with Lutheran Services Florida, Inc., a Florida not-for-profit corporation, for the use of the Jordan School site located at 2390 9th Avenue South, St. Petersburg, Florida, for a period of thirty-six (36) months, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.
Please scroll down to view the backup material.



CB-9

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with Lutheran Services Florida, Inc., a Florida not-for-profit corporation, for the use of the Jordan School site located at 2390 9th Avenue South, St. Petersburg, Florida, for a period of thirty-six (36) months, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: The Real Estate & Property Management Department ("REPM") received a request from Lutheran Services Florida, Inc. ("LSF"), a Florida not-for-profit corporation, to enter into a new agreement to continue its operations to provide the Head Start/Early Head Start program ("Head Start Program") to the children and families of St. Petersburg within the Jordan School site, which includes the historic Jordan Elementary School building, parking lot and an area at the rear of the site for the location of one (1) modular structure located at 2390 9th Avenue South, St. Petersburg, Florida ("Premises"), that LSF has utilized since July 1, 2013. LSF, REPM and City Administration have been actively negotiating terms for a new agreement preceding the June 30, 2025 expiration date of the existing agreement, and the parties have recently come to agreement that no changes to the terms and conditions from the previous agreement will be made at this time.

The proposed License Agreement ("License"), is for a term of thirty-six (36) months, subject to City Council approval, with other terms and conditions providing LSF with the same basic rights and privileges provided to the prior operators. LSF shall pay an aggregate fee of thirty-six ($36.00) for the entire term. LSF is responsible for all interior and exterior maintenance of the buildings and utilities/services including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes and insurance. Additionally, LSF will maintain a commercial general liability insurance policy in the amount of $1,000,000 per occurrence and $2,000,000 in the aggregate and has agreed to indemnify and hold harmless the City from and against all claims or demands that may arise or be claimed on account of LSF's use of the Premises.

These terms and conditions are consistent with prior licenses with prior operators of the Head Start Program and other non-profit organizations. Under the terms of the Agreement, the City is under no obligation to locate or provide a replacement Premises under any circumstances.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with Lutheran Services Florida, Inc., a Florida not-for-profit corporation, for the use of the Jordan School site located at 2390 9th Avenue South, St. Petersburg, Florida, for a period of thirty-six (36) months, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: _____ AMF

Budget: N/A

ILLUSTRATION



RESOLUTION NO. 2026-___

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH LUTHERAN SERVICES FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE JORDAN SCHOOL SITE LOCATED AT 2390 9TH AVENUE SOUTH, ST. PETERSBURG, FLORIDA, FOR A PERIOD OF THIRTY-SIX (36) MONTHS AT AN AGGREGATE FEE OF $36.00, SUBJECT TO CERTAIN TERMS AND CONDITIONS; AUTHORIZING EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of the Jordan School site located at 2390 9th Avenue South, St. Petersburg, Florida, as depicted and described in Exhibit A and Exhibit B, each attached hereto and incorporated herein (collectively, “Premises”); and

WHEREAS, Lutheran Services Florida, Inc., a Florida not-for-profit corporation ("Licensee"), desires to continue to utilize the Premises for the purpose of providing the Head Start/Early Head Start Program ("Head Start Program") to children and families within St. Petersburg, Florida; and

WHEREAS, the proposed license agreement ("License") will be for a term of thirty-six (36) months at an aggregate fee of $36.00 for the entire term to be paid on or before the effective date of the License; and

WHEREAS, the Licensee is responsible for all interior and exterior maintenance of the buildings and utilities/services including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite, television, trash collection and stormwater fees, in addition to any applicable taxes and insurance; and

WHEREAS, the terms and conditions of this License are consistent with prior licenses with prior operators of the Head Start Program and other non-profit organizations.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his designee, is hereby authorized to execute a License with the Licensee to utilize the Premises to provide the Head Start Program to children and families within St. Petersburg, Florida, for a period of thirty-six (36) months for a fee of $36.00 for the term, subject to certain terms and conditions as set forth in the License, as detailed in the foregoing recitals.

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

This resolution shall become effective immediately upon its adoption.

Legal:

Isabella Sabel
City Attorney (Designee) 0087684

Housing & Community Development:

Avery Slyker
Avery L. Slyker, Director
Real Estate and Property Management:

Aaron Fisch, Director

EXHIBIT A

Premises- Depiction



EXHIBIT B

Premises- Legal Description

A TRACT OF LAND THAT IS A PORTION OF:

LOTS 1 THROUGH 7, LOTS 22 THROUGH 35, AND LOTS 50 THROUGH 56, PRATHER'S SIXTH ROYAL SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

TOGETHER WITH THAT CERTAIN 40-FOOT RIGHT-OF-WAY (13th AVENUE SOUTH PER PLAT) BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOTS 22 THROUGH 28 OF SAID PRATHER'S SIXTH ROYAL SUBDIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 29 THROUGH 35 OF SAID PRATHER'S SIXTH ROYAL SUBDIVISION, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 24th STREET SOUTH, AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF JORDAN PARK STREET SOUTH;

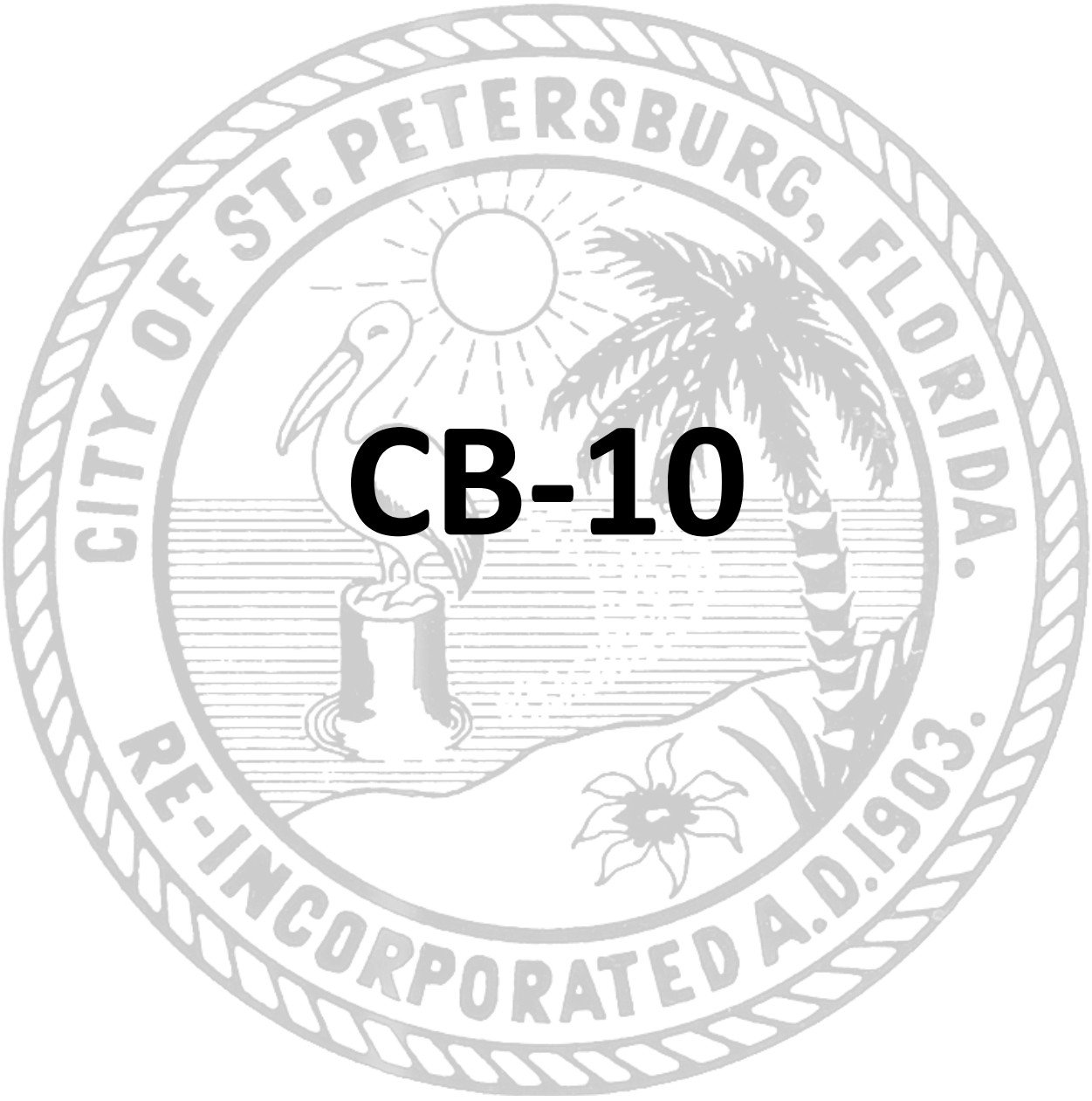
TOGETHER WITH THAT CERTAIN 10-FOOT RIGHT-OF-WAY (ALLEY PER PLAT) BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOTS 29 THROUGH 35 OF SAID PRATHER'S SIXTH ROYAL SUBDIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 50 THROUGH 56 OF SAID PRATHER'S SIXTH ROYAL SUBDIVISION, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 24th STREET SOUTH, AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF JORDAN PARK STREET SOUTH.

SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RIVET & DISK FOR THE NORTHEAST CORNER OF LOT 1, SAID PRATHER'S SIXTH ROYAL SUBDIVISION; THENCE S 00°11'44" E, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF JORDAN PARK STREET SOUTH, A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE POINT OF BEGINNING; THENCE S 00°11'44" E, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF JORDAN PARK STREET SOUTH, A DISTANCE OF 215.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 89°59'26" W, OVER AND ACROSS SAID LOTS 50 THROUGH 56, A DISTANCE OF 258.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF 24th STREET SOUTH FOR THE SOUTHWEST CORNER OF SAID TRACT; THENCE N 00°03'01" E, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF 24th STREET SOUTH, A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 89°59'25" E, OVER AND ACROSS SAID LOTS 22 THROUGH 28, A DISTANCE OF 257.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 55,546 SQUARE FEET OF LAND (1.275 ACRES), MORE OR LESS.

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with Roy McClure, for the use of certain land located within Albert Whitted Airport, for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date. **(Requires affirmative vote of at least six (6) members of City Council.)**
Please scroll down to view the backup material.



CB-10

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with Roy McClure, for the use of certain land located within Albert Whitted Airport, for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: On December 22, 2023, the City of St. Petersburg ("City") and Air Transportation of Nevada, Inc. ("ATN"), a Delaware corporation, entered into a License Agreement ("Agreement"), pursuant to Resolution No. 2023-622, for the use of certain land generally located to the north of the Waste Water treatment Plant and to the south of Taxi Lane "C" within Albert Whitted Airport ("Airport"), known as concreate slab number 8 ("Premises") for the storage of a privately-owned aircraft within a storage hangar, also known as Port-a-Port ("PAP") No. 8. The PAPs are owned, operated, and maintained by individual owners for storage of their aircraft and have been located in various locations at the Airport, since the 1980's. Of the nine (9) PAP sites, eight (8) are occupied and one (1), PAP No. 1, had been removed due to damage from Hurricane Irma.

ATN provided notice of the recent sale of its PAP No. 8 to Roy McClure ("Licensee"). Subsequently at the request of the Airport Manager and Licensee, Real Estate and Property Management has created a new license agreement for Licensee's use of the Premises, subject to City Council approval. The proposed license agreement ("License") is for a term of three (3) years, with terms and conditions providing the Licensee with the same basic rights and privileges that were enjoyed by its predecessor, ATN, as well as the other PAP owners. The initial annual license fee is $2,304.00, payable in equal monthly installments of $192.00 per month, plus applicable sales tax, and will be adjusted annually based upon the Consumer Price Index. The Licensee is responsible for all costs associated with its use of the Premises. The Licensee will maintain an aviation general liability insurance policy in the amount of at least $1,000,000 per occurrence and $2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises.

The License may be terminated without cause by either party, by providing the other party with written notice of intent to terminate no less than forty-five (45) business days prior to the scheduled date of termination. The City is under no obligation to provide a replacement facility under any circumstances. This License is in compliance with Section 1.02(c)(4)A.1, of the City Charter, which permits the leasing of property at the Airport for a term not to exceed twenty-five (25) years with an affirmative vote of at least six (6) members of City Council. This property is zoned IT (Industrial Traditional).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a three (3) year License Agreement with Roy McClure, for the use of certain land located within Albert Whitted Airport, for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: _____

Budget: N/A

ILLUSTRATION
PREMISES



Description:

On Albert Whitted Airport, one of nine concrete slabs to the south of Taxi Lane "C", depicted as Location No. 8 above.

RESOLUTION NO. 2026-___

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT FOR A PERIOD OF THREE (3) YEARS WITH ROY MCCLURE FOR THE USE OF CERTAIN LAND LOCATED WITHIN ALBERT WHITTED AIRPORT FOR THE STORAGE OF A PRIVATELY-OWNED AIRCRAFT WITHIN A STORAGE HANGAR, SUBJECT TO CERTAIN TERMS AND CONDITIONS; AUTHORIZING EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City owns and operates Albert Whitted Airport, which is generally located at 107 8th Avenue Southeast, St. Petersburg, Florida 33701, and as legally described in the City of St. Petersburg, Florida Municipal Charter ("City Charter") ("Airport"); and

WHEREAS, located within the Airport is that certain land generally located to the north of the Waste Water Treatment Plant and to the south of Taxi Lane "C", known as concrete slab number eight (8), as described and depicted on Exhibit A, attached hereto and incorporated herein ("Premises"); and

WHEREAS, Roy McClure, a natural person ("Licensee"), requested to enter into a license agreement with the City for use of the Premises for storage of a privately-owned aircraft within a storage hangar; and

WHEREAS, the proposed license agreement has been negotiated for a term of three (3) years with an initial annual license fee of $2,304 (increasing annually), subject to certain terms and conditions as set forth in the proposed license agreement; and

WHEREAS, pursuant to the proposed license agreement, the Licensee will maintain an aviation general liability insurance policy in an amount of at least $1,000,000 per occurrence and $2,000,000 aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises; and

WHEREAS, the proposed license agreement complies with Section 1.02(c)(4) of the City Charter, which permits the licensing of Airport property not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a license agreement for a period of three (3) years with the Licensee for the use of the Premises within the Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions as set forth in the license agreement, as described in the foregoing recitals.

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

This resolution shall become effective immediately upon its adoption.

Legal:

City Attorney (Designee)
00876816

City Development Administration:

Elizabeth D. Herendeen
Managing Director

Real Estate & Property Management:

Aaron Fisch, Director

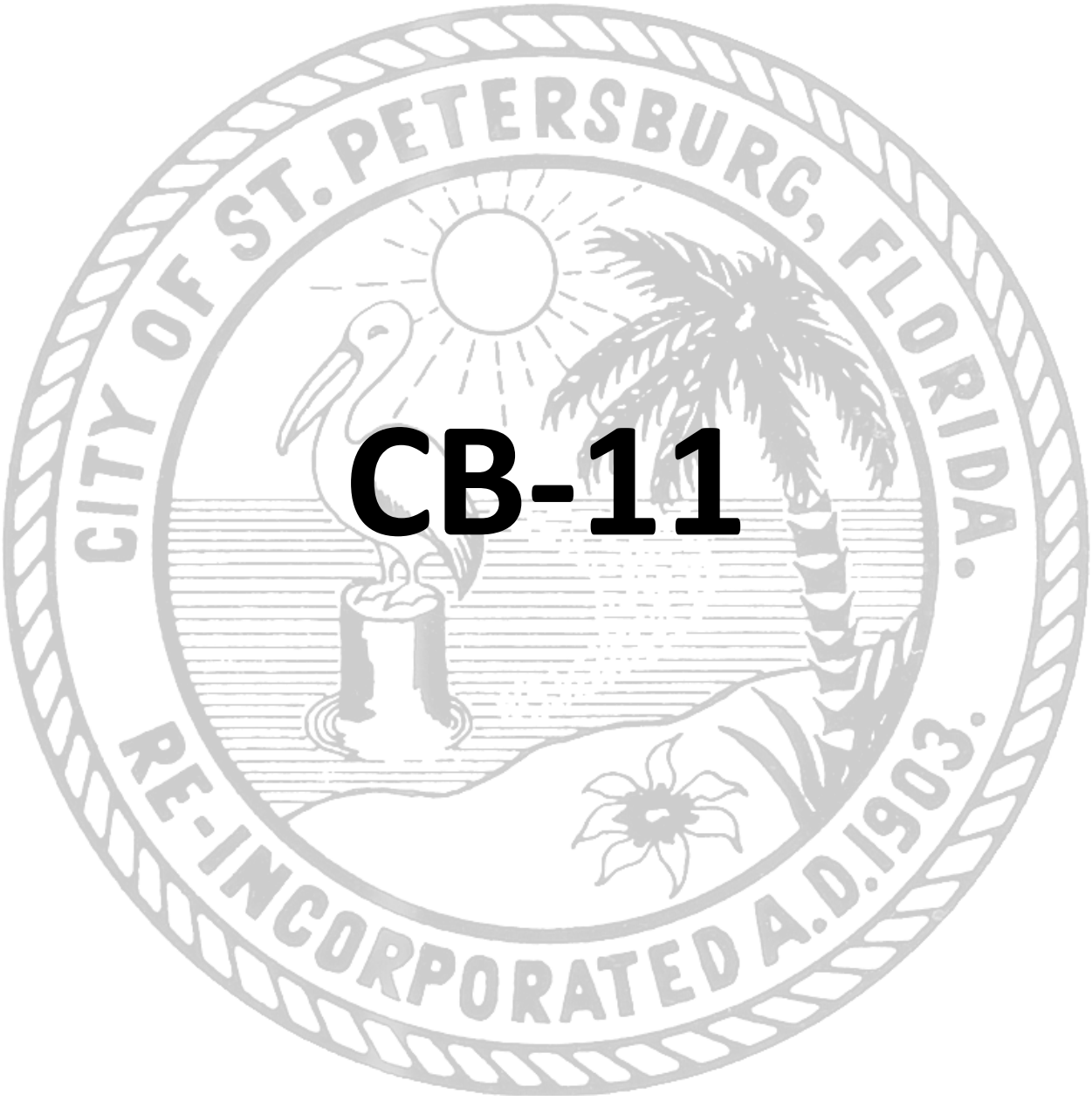
EXHIBIT A
PREMISES



Description:

On Albert Whitted Airport, one of nine concrete slabs to the south of Taxi Lane "C", depicted as Location No. 8 above.

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for a period of thirty-six (36) months to utilize a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida, to engage in remote-controlled model boat racing activities on the Lake, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing the execution of all documents necessary to effectuate same; and providing an effective date.
Please scroll down to view the backup material.



CB-11

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for a period of thirty-six (36) months to utilize a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida, to engage in remote-controlled model boat racing activities on the Lake, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing the execution of all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate and Property Management received a request from the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation ("Licensee") to enter into an agreement to continue its use of a portion of designated upland lying on the West side of Blue Heron Lake generally located on the East side of 16th Street North between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida ("Premises"), that the Licensee has utilized since April 2011.

The Licensee is a radio-controlled model power boat club sanctioned by the North American Model Power Boat Association and the International Model Boat Association whose purpose is to perpetuate, foster and encourage good sportsmanship, loyalty, and courage in accordance with the high spirit and honorable tradition of the sport of remote-controlled racing of model boats ("Activities").

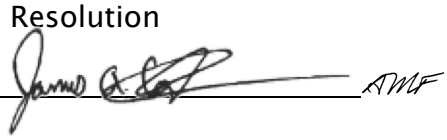
The proposed License Agreement ("License"), for a term of thirty-six (36) months, subject to City Council approval, with the terms and conditions providing the Licensee with the same basic rights and privileges it has enjoyed during the preceding term. The License Fee is $36.00 for the entire term. The Licensee shall maintain the Premises at the Licensee's sole cost and expense throughout the duration of each Licensee event during the Term and pay for any costs of utilities associated with its use of the Premises. The Licensee shall have the right to operate concessions for sale of soft drinks, food and/or souvenirs on the Premises during its scheduled Activities on the condition that such concessions are operated by the Licensee's members and volunteers only.

The Licensee will maintain a commercial general liability insurance policy in the amount of $1,000,000 per occurrence and $2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. The License may be terminated without cause by either party with thirty (30) days written notice prior to the date of termination set forth on the notice.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for a period of thirty-six (36) months to utilize a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida, to engage in remote-controlled model boat racing activities on the Lake, at an aggregate fee of $36.00, subject to certain terms and conditions; authorizing execution of all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  AMF

Budget: N/A

ILLUSTRATION



RESOLUTION NO. 2026-___

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH THE TAMPA BAY MODEL BOAT ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR A PERIOD OF THIRTY-SIX (36) MONTHS TO UTILIZE A DESIGNATED PORTION OF UPLAND LYING ON THE WEST SIDE OF CITY-OWNED BLUE HERON LAKE ("LAKE") SITUATED ON THE EAST SIDE OF 16TH STREET NORTH BETWEEN APPROXIMATELY 105TH AVENUE NORTH AND APPROXIMATELY 109TH AVENUE NORTH, ST. PETERSBURG, FLORIDA, TO ENGAGE IN REMOTE-CONTROLLED MODEL BOAT RACING ACTIVITIES ON THE LAKE, AT AN AGGREGATE FEE OF $36.00, SUBJECT TO CERTAIN TERMS AND CONDITIONS; AUTHORIZING EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of upland surrounding Blue Heron Lake ("Lake"), generally located between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida; and

WHEREAS, the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation ("Licensee"), desires to license a portion of designated upland lying on the West side of the Lake situated on the East side of 16th Street North generally between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg, Florida, as depicted on Exhibit A, attached hereto and incorporated herein ("Premises"); and

WHEREAS, the Licensee will engage in remote-controlled model boat racing activities on the Lake ("Activities"); and

WHEREAS, the proposed License Agreement ("License") will be for a term of thirty-six (36) months, for an aggregate fee of $36.00 for the entire term; and

WHEREAS, the Licensee shall maintain the Premises at the Licensee's sole cost and expense throughout the duration of each Licensee event during the Term and pay for any costs of utilities associated with its use of the Premises; and

WHEREAS, the Licensee shall have the right to operate concessions for sale of soft drinks, food and/or souvenirs on the Premises during its scheduled Activities on the condition that such concessions are operated by the Licensee's members and volunteers only; and

WHEREAS, the Licensee will maintain a commercial general liability insurance policy in the amount of $1,000,000 per occurrence and $2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises; and

WHEREAS, the License may be terminated without cause by either party by providing written notice no less than thirty (30) days prior to the scheduled date of termination set forth on the notice.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is hereby authorized to execute a License with the Licensee for a period of thirty-six (36) months to utilize the Premises to engage in Activities on the Lake, at an aggregate fee of $36.00, subject to certain terms and conditions as set forth in the License, as detailed in the foregoing recitals.

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

This resolution shall become effective immediately upon its adoption.

Legal:

Isabella Sabel
City Attorney (Designee)
00876756

Public Works:

Claude D. Tankersley
Claude Tankersley, Administrator

Real Estate & Property Management:

Aaron Fisch, Director

EXHIBIT A

PREMISES



The following page(s) contain the backup material for Agenda Item: A resolution approving the first amendment to the agreement ("Grant Agreement") between the City of St. Petersburg ("City") and St. Petersburg Free Clinic, Inc. ("Agency") to extend the term for one-year through March 31, 2027 and to provide additional funding in an amount not to exceed $245,000 to support the Healthy Neighborhood Store Program for the extended term; authorizing the Mayor or his designee to execute the first amendment; authorizing the City Attorney's Office to make non-substantive changes to the first amendment; and providing an effective date.
Please scroll down to view the backup material.

CB-12

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: City Council Chair and Members of City Council

SUBJECT: A resolution approving the first amendment to the agreement ("Agreement") between the City of St. Petersburg Florida ("City") and St. Petersburg Free Clinic, Inc., ("Agency") to extend the term for one-year through March 31, 2027 and to provide additional funding in an amount not to exceed $245,000 to support the Healthy Neighborhood Store Program for the extended term; authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date.

EXPLANATION: City Administration and the Agency wish to continue the Healthy Neighborhood Store Program within healthy food priority areas of the city to enhance healthy food access in St. Petersburg. This program is defined by the amended Agreement and was initially implemented in 2025. Based on this information, it is recommended that City Council approve the amended Funding Agreement, consent to the increase in the funding amount, and authorize the Mayor or his designee to execute the amended Funding Agreement.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Fund (0001), Parks and Recreation Department, Administration Division (190-1573), FY26 Healthy Neighborhood Store Program Project (19100).

ATTACHMENTS: Resolution

APPROVALS:

Administrative: _____

Budget: EMakofske

Resolution No. _____

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AGREEMENT ("GRANT AGREEMENT") BETWEEN THE CITY OF ST. PETERSBURG ("CITY") AND ST. PETERSBURG FREE CLINIC, INC. ("AGENCY") TO EXTEND THE TERM FOR ONE-YEAR THROUGH MARCH 31, 2027 AND TO PROVIDE ADDITIONAL FUNDING IN AN AMOUNT NOT TO EXCEED $245,000 TO SUPPORT THE HEALTHY NEIGHBORHOOD STORE PROGRAM FOR THE EXTENDED TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FIRST AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration desires to utilize a portion of the City's available funds to assist organizations that are engaged in projects or programs seeking to enhance healthy food access and improve food security in St. Petersburg; and

WHEREAS, the Agency is a charitable organization that implements a healthy retail store program for the community known as the Fresh Pace Program ("Program"); and

WHEREAS, on April 1, 2025, the City and Agency entered into an agreement ("Agreement") for the City to provide $245,000 to Agency to support the operation of the Program for a one-year period beginning on April 1, 2025 and ending on March 31, 2026; and

WHEREAS City Administration desires to amend the Agreement to extend the term of the Agreement for one year through March 31, 2027, provide an additional $245,000 to Agency to continue to support the Program during the extended term and modify the budget to add the additional funds; and

WHEREAS, funding in the amount of $245,000 has been previously appropriated in the General Fund (0001), Parks and Recreation Department (190-1573), FY26 Healthy Neighborhood Store Program Project (19100).

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the first amendment to the grant agreement between the City of St. Petersburg and St. Petersburg Free Clinic, Inc. to extend the term for one year through March 31, 2027 and provide additional funding in an amount not to exceed $245,000 to support the Fresh Pace Program during the extended term, is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the first amendment.

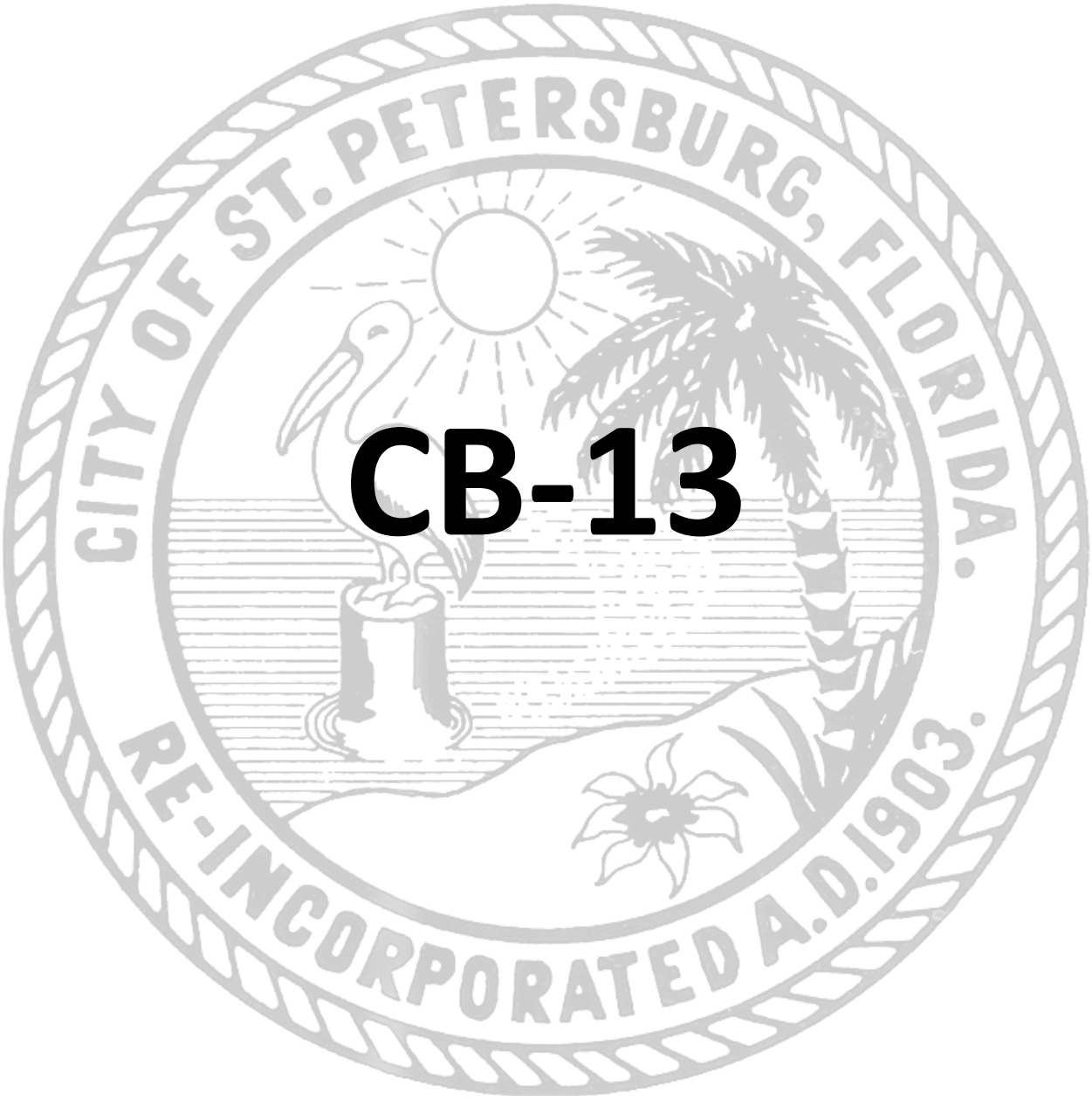
BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the first amendment.

This resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

00873203.docx

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) Loan Program for Point Source Water Pollution Control for the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project and the LS 85 Wet Weather EQ and Hardened Staff Headquarters Project; identifying pledged revenues for repayment of the loans; authorizing the Mayor or his designee to execute loan agreements for the above referenced projects, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreements and for assuring compliance with the SRF requirements; and providing an effective date.
Please scroll down to view the backup material.



CB-13

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair and Members of City Council

Subject: A resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) loan program for point source water pollution control for the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project, and the LS 85 Wet Weather EQ and Hardened Staff Headquarters Project; identifying pledged revenues for repayment of the loan; authorizing the Mayor or his designee to execute loan agreements for the above referenced projects, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreements and for assuring compliance with the SRF requirements; and providing an effective date.

Explanation: The American Relief Act (ARA), 2025, P.L. 118-158 requires the State Revolving Fund (SRF) to administer the Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (SAHM). SRF requirements and procedures apply to these supplemental funds. The Department has determined that funds in the amount of approximately $844.7 million are available in State Fiscal Year (SFY) 2026 to the Clean Water State Revolving Fund (CWSRF). The ARA SAHM funding will be 50% subsidization (principal forgiveness) with a 50% loan component for all eligible systems.

The City of St. Petersburg has been selected to proceed with submitting a Clean Water State Revolving Fund Loan Application for three projects: the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project, and the LS 85 Wet Weather EQ and Hardened Staff Headquarters Project. The loan program will provide subsidized funding to complete much needed improvements to wastewater infrastructure systems.

Recommendation: Based on the above information, it is recommended that council adopt the attached resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) loan program for point source water pollution control for the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project, and the LS 85 Wet Weather EQ and Hardened Staff Headquarters Project; identifying pledged revenues for repayment of the loan; authorizing the Mayor or his designee to execute loan agreements for the above referenced projects, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreements and for assuring compliance with the SRF requirements; and providing an effective date.

Cost/Funding/Assessment Information: The City of St. Petersburg would agree to a loan structure in which, if awarded, of the $19,166,503 awarded to the City, 50% of the total amount would be repaid in a long term loan with 0% interest. The total cost to the City for this project would equal $9,583,252.

Attachments:
Resolution
Florida Department of Environmental Protection 2026 State Revolving Fund Supplemental Appropriation for Hurricanes Helene and Milton (CWSRF)

Approvals:

Administrative: Claude D. Tankersley Budget: Stacey McKee

RESOLUTION NO. 2026 - ____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO APPLY FOR ASSISTANCE FROM THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER THE STATE REVOLVING FUND (SRF) LOAN PROGRAM FOR POINT SOURCE WATER POLLUTION CONTROL FOR THE NORTHEAST BASIN CAPACITY ASSURANCE PROTECTION PLAN IMPROVEMENTS PROJECT, LIFT STATION WET WEATHER RESILIENCY IMPROVEMENTS PROJECT AND THE LS 85 WET WEATHER EQ AND HARDENED STAFF HEADQUARTERS PROJECT; IDENTIFYING PLEDGED REVENUES FOR REPAYMENT OF THE LOANS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE LOAN AGREEMENTS FOR THE ABOVE REFERENCED PROJECTS, SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY'S OFFICE AND CHIEF FINANCIAL OFFICER OR HER DESIGNEE; PROVIDING THAT THE MAYOR OR HIS DESIGNEE WILL BE RESPONSIBLE FOR CARRYING OUT THE CITY'S RESPONSIBILITIES SET FORTH IN THE LOAN AGREEMENTS AND FOR ASSURING COMPLIANCE WITH THE SRF REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council has determined it to be in the best interest of the City to apply for loans from the State of Florida, Department of Environmental Protection under the State Revolving Fund ("SRF") Loan Program for Point Source Water Pollution Control for the Northeast Basin Capacity Assurance Protection Plan Improvements Project, Lift Station Wet Weather Resiliency Improvements Project and LS 85 Wet Weather EQ and Hardened Staff Headquarters Project (collectively, "Projects").

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

Section 1. The Mayor or his designee is hereby authorized to submit a loan application to the State of Florida, Department of Environmental Protection under the SRF Loan Program for Point Source Water Pollution Control for the Projects.

Section 2. The loans will be repaid from Net Revenues of the System on a subordinated basis to all Bonds (as such terms are defined in the hereinafter defined Bond Resolution) issued pursuant to Resolution No. 99-227 adopted by the City Council on April 22, 1999, as amended and supplemented from time to time, as particularly amended by Resolution No. 2005-559 adopted by the City Council on October 20, 2005, Resolution No. 2008-256 adopted by the City Council on May 15, 2008, and Resolution No. 2013-400 adopted by the City Council on October 3, 2013 (collectively, the "Bond Resolution").

Section 3. The Mayor or his designee is hereby authorized to execute loan agreements for the Projects, subject to the approval of the City Attorney's Office and the Chief Financial Officer or her designee.

Section 4. The Mayor or his designee is responsible for carrying out the City's responsibilities set forth in the loan agreements and assuring compliance with the SRF requirements.

This Resolution shall take effect immediately upon adoption.

APPROVAL:

Assistant City Attorney 00877115.doc

Department

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2026 STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION
FOR
HURRICANES HELENE AND MILTON (CWSRF)

DRAFT FOR:
11/12/2025

CWSRF MAXIMUM AVAILABLE PER SPONSOR: **$19,166,503**

CLEAN WATER STATE REVOLVING FUND

PRIORITY SCORE	APPLICANT/ PROJECT NBR	Project Description	ADOPTION DATE	APPLICATION DEADLINE	AGREEMENT DEADLINE	AUTHORIZED LOAN AMT	PRINCIPAL FORGIVENESS AMT	AMOUNT TO BE REPAID	AWARDED FUNDS	UNAWARDED FUNDS	POPULATION
641	Arcadia** WW14016	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,400,000	$15,400,000	$0	$0	$15,400,000	7,420
615	Sanford* WW5901C	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	55,296
615	St. Petersburg WW52065	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	267,102
610	Everglades City** WW11095	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,000,000	$19,000,000	$0	$0	$19,000,000	500
600	Bartow* WW53024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	44,132
600	Clearwater WW52090	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	134,000
600	Daytona Beach* WW6409E	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	90,000
600	Edgewater* WW64056	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	23,097
600	Longboat Key WW58061	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	7,505
600	Orange Park WW10013	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$13,325,000	$6,662,500	$6,662,500	$0	$13,325,000	9,064
600	Palmetto* WW41024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	13,323
600	Polk County* WW5316B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$14,712,500	$14,712,500	$0	$0	$14,712,500	818,330
600	Port St. Joe WW23018	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	12,812
600	Winter Garden WW48015	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	49,000
600	Winter Park WW4802F	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	60,000
600	Winter Springs WW59063	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	18,650
540	Fort Myers* WW3604M	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	97,372
540	St. Lucie County* WW56021	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,000,000	$15,000,000	$0	$0	$15,000,000	329,226

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514	Bunnell** WW18055	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$13,100,000	$13,100,000	$0	$0	$13,100,000	4,027
514	Dade City** WW51045	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,088,000	$7,088,000	$0	$0	$7,088,000	8,049
513	Quincy** WW20014	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$11,960,092	$11,960,092	$0	$0	$11,960,092	8,122
511	Eagle Lake** WW53095	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$3,000,500	$3,000,500	$0	$0	$3,000,500	3,008
511	Fort Meade** WW53117	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	8,172
511	Havana** WW20056	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,436,144	$7,436,144	$0	$0	$7,436,144	1,818
500	Bradenton* WW4103C	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	57,076
500	DeLand* WW64114	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,600,000	$7,600,000	$0	$0	$7,600,000	97,372
500	Englewood Water District WW58034	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	40,000
500	Flagler Beach WW18014	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	5,568
500	Mount Dora* WW3514E	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	15,000
500	Punta Gorda WW08035	Wastewater/Plan/Design/Construction	11/12/2025	6/28/1900	8/9/2026	$10,280,000	$5,140,000	$5,140,000	$0	$10,280,000	38,197
500	Wildwood WW60024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$10,000,000	$5,000,000	$5,000,000	$0	$10,000,000	20,000
472	Gainesville* WW01020	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	34,598
462	Crystal River** WW09025	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	3,514
450	FGUA (MacDill AFB) WW29071	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	26,900
450	Orange City* WW6420B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,581,430	$7,581,430	$0	$0	$7,581,430	10,968
444	Holly Hill* WW6410D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	13,002
439	Largo* WW5202J	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	121,000
389	Mulberry** WW53124	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	3,952
385	Monticello** WW33023	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$12,887,000	$12,887,000	$0	$0	$12,887,000	2,714
	Perry**	Wastewater/Plan/Design/Construction									

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375	WW6202B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	7,342
369	Madison** WW40042	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$1,090,250	$1,090,250	$0	$0	$1,090,250	2,960
364	Bowling Green** WW2502D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	2,405
364	Lake Placid** WW28024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$2,914,000	$2,914,000	$0	$0	$2,914,000	6,896
362	Wauchula** WW25018	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,719,000	$15,719,000	$0	$0	$15,719,000	4,900
352	Taylor Coastal Water & Sewer District** WW62032	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	1,430
351	Lake Hamilton** WW5316D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	1,767
350	Apopka* WW4082D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	54,873
350	Davenport** WW53075	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$4,970,000	$4,970,000	$0	$0	$4,970,000	9,043
350	Sebring* WW28037	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	10,729
340	Seminole County WW59024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	131,573
320	Cross City** WW15032	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,491	$19,166,491	$0	$0	$19,166,491	2,280

***Financially Disadvantaged Community Total =**	**$306,018,561**
****State Defined Small Disadvantaged Community Total =**	**$255,936,906**
Project Total =	**$806,392,000**

* - Per capita income less than the State average

** - Community population less than 10,000 and per capita income less than the state average

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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2026 STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION
FOR
HURRICANES HELENE AND MILTON (CWSRF)

DRAFT FOR:
11/12/2025

CWSRF MAXIMUM AVAILABLE PER SPONSOR: **$19,166,503**

CLEAN WATER STATE REVOLVING FUND

PRIORITY SCORE	APPLICANT/ PROJECT NBR	Project Description	ADOPTION DATE	APPLICATION DEADLINE	AGREEMENT DEADLINE	AUTHORIZED LOAN AMT	PRINCIPAL FORGIVENESS AMT	AMOUNT TO BE REPAID	AWARDED FUNDS	UNAWARDED FUNDS	POPULATION
641	Arcadia** WW14016	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,400,000	$15,400,000	$0	$0	$15,400,000	7,420
615	Sanford* WW5901C	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	55,296
615	St. Petersburg WW52065	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	267,102
610	Everglades City** WW11095	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,000,000	$19,000,000	$0	$0	$19,000,000	500
600	Bartow* WW53024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	44,132
600	Clearwater WW52090	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	134,000
600	Daytona Beach* WW6409E	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	90,000
600	Edgewater* WW64056	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	23,097
600	Longboat Key WW58061	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	7,505
600	Orange Park WW10013	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$13,325,000	$6,662,500	$6,662,500	$0	$13,325,000	9,064
600	Palmetto* WW41024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	13,323
600	Polk County* WW5316B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$14,712,500	$14,712,500	$0	$0	$14,712,500	818,330
600	Port St. Joe WW23018	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	12,812
600	Winter Garden WW48015	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	49,000
600	Winter Park WW4802F	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	60,000
600	Winter Springs WW59063	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	18,650
540	Fort Myers* WW3604M	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	97,372
540	St. Lucie County* WW56021	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,000,000	$15,000,000	$0	$0	$15,000,000	329,226

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514	Bunnell** WW18055	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$13,100,000	$13,100,000	$0	$0	$13,100,000	4,027
514	Dade City** WW51045	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,088,000	$7,088,000	$0	$0	$7,088,000	8,049
513	Quincy** WW20014	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$11,960,092	$11,960,092	$0	$0	$11,960,092	8,122
511	Eagle Lake** WW53095	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$3,000,500	$3,000,500	$0	$0	$3,000,500	3,008
511	Fort Meade** WW53117	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	8,172
511	Havana** WW20056	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,436,144	$7,436,144	$0	$0	$7,436,144	1,818
500	Bradenton* WW4103C	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	57,076
500	DeLand* WW64114	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,600,000	$7,600,000	$0	$0	$7,600,000	97,372
500	Englewood Water District WW58034	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	40,000
500	Flagler Beach WW18014	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	5,568
500	Mount Dora* WW3514E	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	15,000
500	Punta Gorda WW08035	Wastewater/Plan/Design/Construction	11/12/2025	6/28/1900	8/9/2026	$10,280,000	$5,140,000	$5,140,000	$0	$10,280,000	38,197
500	Wildwood WW60024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$10,000,000	$5,000,000	$5,000,000	$0	$10,000,000	20,000
472	Gainesville* WW01020	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	34,598
462	Crystal River** WW09025	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	3,514
450	FGUA (MacDill AFB) WW29071	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	26,900
450	Orange City* WW6420B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$7,581,430	$7,581,430	$0	$0	$7,581,430	10,968
444	Holly Hill* WW6410D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	13,002
439	Largo* WW5202J	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	121,000
389	Mulberry** WW53124	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	3,952
385	Monticello** WW33023	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$12,887,000	$12,887,000	$0	$0	$12,887,000	2,714
	Perry**	Wastewater/Plan/Design/Construction									

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375	WW6202B	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	7,342
369	Madison** WW40042	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$1,090,250	$1,090,250	$0	$0	$1,090,250	2,960
364	Bowling Green** WW2502D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	2,405
364	Lake Placid** WW28024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$2,914,000	$2,914,000	$0	$0	$2,914,000	6,896
362	Wauchula** WW25018	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$15,719,000	$15,719,000	$0	$0	$15,719,000	4,900
352	Taylor Coastal Water & Sewer District** WW62032	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	1,430
351	Lake Hamilton** WW5316D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	1,767
350	Apopka* WW4082D	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	54,873
350	Davenport** WW53075	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$4,970,000	$4,970,000	$0	$0	$4,970,000	9,043
350	Sebring* WW28037	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$19,166,503	$0	$0	$19,166,503	10,729
340	Seminole County WW59024	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,503	$9,583,252	$9,583,252	$0	$19,166,503	131,573
320	Cross City** WW15032	Wastewater/Plan/Design/Construction	11/12/2025	5/11/2026	8/9/2026	$19,166,491	$19,166,491	$0	$0	$19,166,491	2,280

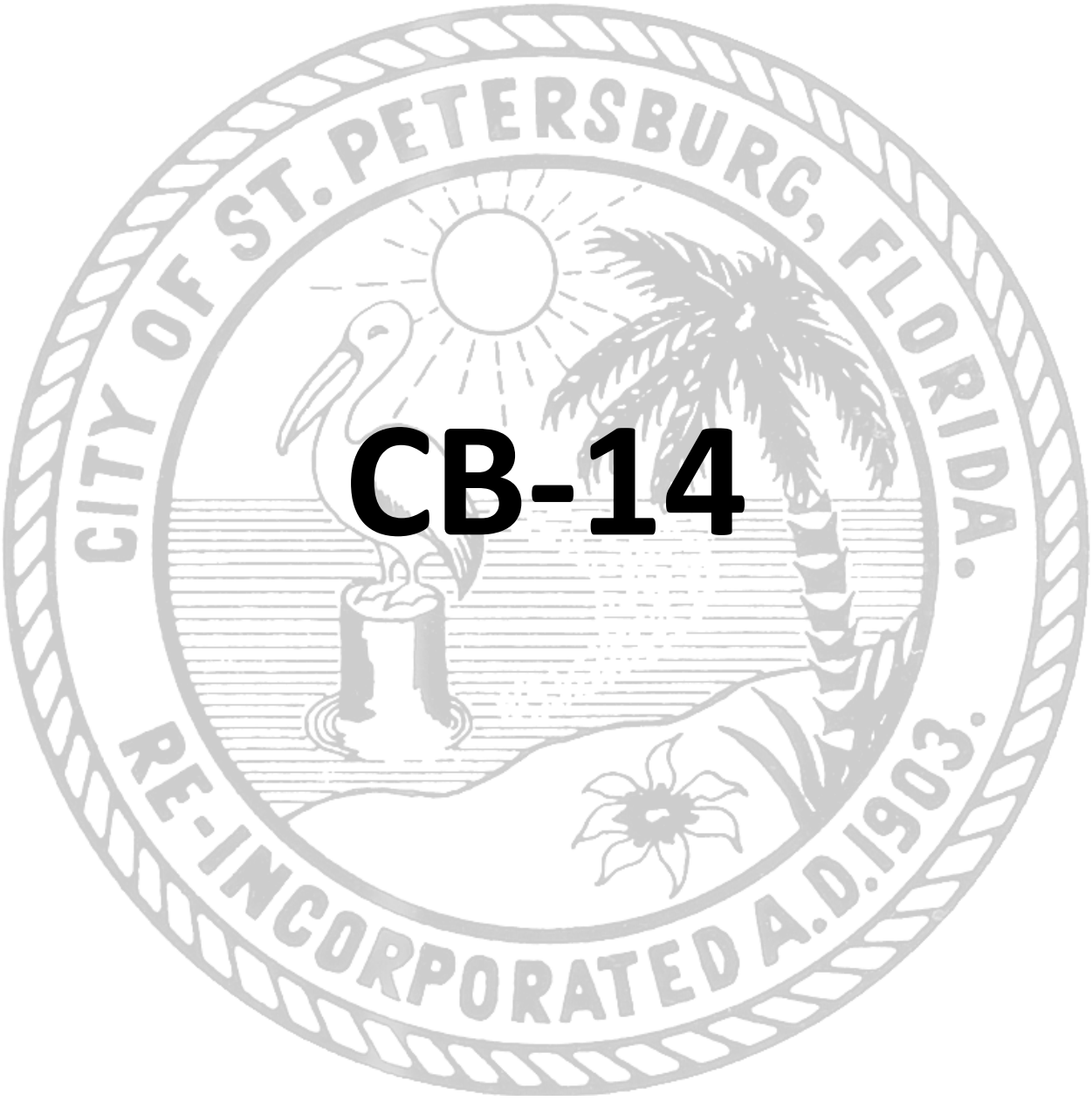
***Financially Disadvantaged Community Total =**	**$306,018,561**
****State Defined Small Disadvantaged Community Total =**	**$255,936,906**
Project Total =	**$806,392,000**

* - Per capita income less than the State average

** - Community population less than 10,000 and per capita income less than the state average

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The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) Loan Program for Drinking Water Facilities for the Oberly Vertical Turbine Project; identifying pledged revenues for repayment of the loan; authorizing the Mayor or his designee to execute the loan agreement, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the Mayor or his designee will be responsible for carrying out the City's responsibilities set forth in the loan agreement and for assuring compliance with the SRF requirements; and providing an effective date. Please scroll down to view the backup material.



CB-14

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

To: The Honorable Lisset Hanewicz, Chair and Members of City Council

Subject: A resolution authorizing the mayor or his designee to apply for assistance from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) loan program for drinking water facilities for the Oberly Vertical Turbine Project; identifying pledged revenues for repayment of the loan; authorizing the Mayor or his designee to execute loan agreement, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the mayor or his designee will be responsible for carrying out the city's responsibilities set forth in the loan agreement and for assuring compliance with the SRF requirements; and providing an effective date.

Explanation: The American Relief Act (ARA), 2025, P.L. 118-158 requires the State Revolving Fund (SRF) to administer the Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (SAHM). SRF requirements and procedures apply to these supplemental funds. The Department has determined that funds in the amount of approximately $844.7 million are available in State Fiscal Year (SFY) 2026 to the Drinking Water State Revolving Fund (DWSRF). The ARA SAHM funding will be 50% subsidization (principal forgiveness) with a 50% loan component for all eligible systems.

The City of St. Petersburg has been selected to proceed with submitting a Drinking Water State Revolving Fund Loan Application for the Oberly Vertical Turbine project. The loan program will provide subsidized funding to complete much needed improvements to this drinking water facility.

Recommendation: Based on the above information, it is recommended that council adopt the attached resolution authorizing the Mayor or his designee to apply for a loan from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) Loan Program for Drinking Water Facilities for the Oberly Vertical Turbine Project; identifying pledged revenues for repayment of the loan; authorizing the mayor or his designee to execute loan agreement, subject to the approval of the City Attorney's Office and Chief Financial Officer or her designee; providing that the mayor or his designee will be responsible for carrying out the city's responsibilities set forth in the loan agreement and for assuring compliance with the SRF requirements; and providing an effective date.

Cost/Funding/Assessment Information: The City of St. Petersburg would agree to a loan structure in which, if awarded, of the $35,139,169 awarded to the City, 50% of the total amount would be repaid in a long term loan with 0% interest. The total cost to the City for this project would equal $17,569,584.

Attachments:
Resolution
Florida Department of Environmental Protection Drinking Water State Revolving Fund Supplemental Appropriation for Hurricanes Helene and Milton and Hawai'i Wildfires Capitalization Grant Priority List

Approvals:

Administrative: Claude D. Tankersley Budget: Stacey McKee

RESOLUTION NO. 2026 - ____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO APPLY FOR ASSISTANCE FROM THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER THE STATE REVOLVING FUND (SRF) LOAN PROGRAM FOR DRINKING WATER FACILITIES FOR THE OBERLY VERTICAL TURBINE PROJECT; IDENTIFYING PLEDGED REVENUES FOR REPAYMENT OF THE LOAN; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE LOAN AGREEMENT, SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY'S OFFICE AND CHIEF FINANCIAL OFFICER OR HER DESIGNEE; PROVIDING THAT THE MAYOR OR HIS DESIGNEE WILL BE RESPONSIBLE FOR CARRYING OUT THE CITY'S RESPONSIBILITIES SET FORTH IN THE LOAN AGREEMENT AND FOR ASSURING COMPLIANCE WITH THE SRF REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council has determined it to be in the best interest of the City to apply for a loan from the State of Florida, Department of Environmental Protection under the State Revolving Fund (SRF) Loan Program for Drinking Water Facilities for the Oberly Vertical Turbine Project.

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

Section 1. The Mayor or his designee is hereby authorized to submit a loan application to the State of Florida, Department of Environmental Protection under the SRF Loan Program for Drinking Water Facilities for the Oberly Vertical Turbine Project.

Section 2. The loan will be repaid from Net Revenues of the System on a subordinated basis to all Bonds (as such terms are defined in the hereinafter defined Bond Resolution) issued pursuant to Resolution No. 99-227 adopted by the City Council on April 22, 1999, as amended and supplemented from time to time, as particularly amended by Resolution

No. 2005-559 adopted by the City Council on October 20, 2005, Resolution No. 2008-256 adopted by the City Council on May 15, 2008, and Resolution No. 2013-400 adopted by the City Council on October 3, 2013 (collectively, the "Bond Resolution").

Section 3. The Mayor or his designee is hereby authorized to execute the loan agreement, subject to the approval of the City Attorney's Office and the Chief Financial Officer or her designee.

Section 4. The Mayor or his designee is responsible for carrying out the City's responsibilities set forth in the loan agreement and assuring compliance with the SRF requirements.

This Resolution shall take effect immediately upon adoption.

APPROVAL:

Assistant City Attorney 00877113.doc

Department

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DRINKING WATER STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION FOR HURRICANES HELEN AND MILTON AND HAWAI'I WILDFIRES CAPITALIZATION GRANT PRIORITY LIST

Draft For: 11/12/2025

FUNDABLE PORTION TIER 1, 2, & 3

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
2	853	Perry	62029	30.12219	-83.58489	Yes	6,965	$ 44,815	2620208	Planning, Design, and Construction	Construct new hardened WTP No. 3; abandon obsolete WTP No. 1; construct new Well No. 8 to create redundancy; rehab Well No. 3; replace city-wide asbestos-cement and aging metal water mains; install new city-wide meters for improved leak detection	11/12/2025	New	3/12/2026	6/10/2026	$ 2,620,000	$ 10,480,000	$ 115,280,000	$ 128,380,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
2	579	Cherry Lake Utilities Corp	40061	30.59647	-83.42360	Yes	2,791	$ 41,055	2400185	Planning, Design, and Construction	Installation of permanent auxiliary generators. Upgrade and elevation of electrical panels and control equipment above the 100-year flood level.	11/12/2025	New	3/12/2026	6/10/2026	$ 39,150	$ 93,960	$ 876,960	$ 1,010,070	$ 1,010,070	$ 1,010,070	$ -	SAHM	SAHM
2	531	Cross City	15031	29.63747	-83.12553	Yes	2,280	$ 43,958	2150243	Planning, Design, and Construction	RO Skid membrane replacement, pre-filter sand filter rehab, backup generator, new raw water well, new raw water storage tank.	11/12/2025	New	3/12/2026	6/10/2026	$ 468,200	$ 1,326,568	$ 17,479,478	$ 19,274,246	$ 19,274,246	$ 19,274,246	$ -	SAHM	SAHM
3	489	Gretna	20032	30.68485	-84.71339	Yes	1,575	$ 38,412	1200688	Planning, Design, and Construction	Wellfield improvements to enhance the reliability and capacity of our drinking water supply, and the construction of a Ground Storage Tank (GST) at I-10, backup generators, electrical and mechanical hardening.	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 762,377	$ 9,346,432	$ 10,208,809	$ 10,208,809	$ 10,208,809	$ -	SAHM	SAHM
3	485	FGUA - Peace River Heights	25040	27.52624	-81.79954	Yes	250	$ 45,573	6251954	Planning, Design and Construction	Interconnect with City of Wauchula to provide a secondary water supply source in the event of outages, ensuring continuous service and public health protection.	11/12/2025	New	3/12/2026	6/10/2026	$ 5,000	$ 110,000	$ 850,000	$ 965,000	$ 965,000	$ 965,000	$ -		
3	480	Taylor Coastal Water and Sewer District	62031	29.85177	-83.59291	Yes	1,533	$ 44,985	2624165	Planning and Construction	Water system improvements: construct new well, install ground storage tank, high-service pumps with automated controls, and provision of emergency power; implement AMI, including auto-read meters and neighborhood flow meters, and SCADA integration.	11/12/2025	New	3/12/2026	6/10/2026	$ 252,000	$ -	$ 3,156,070	$ 3,408,070	$ 3,408,070	$ 3,408,070	$ -	SAHM	SAHM
3	476	Bowling Green	2502B	27.63972	-81.82667	Yes	2,283	$ 45,101	6252022	Planning, Design, and Construction	Construction of a hardened, fully enclosed reverse osmosis equipment building to replace the existing open air pole barn structure which directly exposes the equipment to storms and hurricane impacts. Rehabilitation and hardening of Existing WTP buildings. Replacement of hurricane-damaged above-grade piping with more resilient materials and installation of hurricane-rated supports. Hardening and rehabilitation of treatment equipment to improve efficiency and provide redundancy. Rehabilitation of electrical systems and controls to improve efficiency and provide redundancy, and installation of a modern SCADA system.	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 840,000	$ 7,700,000	$ 8,640,000	$ 8,640,000	$ 8,640,000	$ -	SAHM	SAHM
3	475	Fort Meade	53116	27.75896	-81.80542	Yes	5,172	$ 35,131	6530320	Planning, Design, and Construction	Well 2 – Emergency Power Supply and System Upgrade; and Water Tower Rehab	11/12/2025	New	3/12/2026	6/10/2026	$ 32,967	$ 109,890	$ 1,230,768	$ 1,373,625	$ 1,373,625	$ 1,373,625	$ -	SAHM	SAHM
3	472	Archer	01034	29.54556	-82.52306	Yes	1,425	$ 50,893	2010199	Planning, Design, and Construction	Installation of approximately 37,500 linear feet of 12-inch water main to create a looped distribution system looping for improved system pressure and reliability, hardening/waterproofing of critical electrical components, improved operational response with SCADA upgrades and implementation, and permanent backup generators at well sites two and three.	11/12/2025	New	3/12/2026	6/10/2026	$ 160,000	$ 768,000	$ 7,574,000	$ 8,502,000	$ 8,502,000	$ 8,502,000	$ -	SAHM	SAHM
3	469	Suwannee Water & Sewer District	15021	29.35545	-83.11107	Yes	750	$ 55,479	2151140	Planning, Design and Construction	Backup generators at well sites, a new ground storage tank and hydro tanks to provide passive storage and pressure stabilization	11/12/2025	New	3/12/2026	6/10/2026	$ 127,000	$ 336,000	$ 4,675,000	$ 5,138,000	$ 5,138,000	$ 5,138,000	$ -	SAHM	SAHM

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3	468	Nature Coast Regional Water Authority	38072	29.67487	-82.95112	Yes	1,307	$ 54,167	2210475	Planning, Design, and Construction	Capacity and resiliency improvements at existing Hart Springs WTP including deeper production wells, treatment system upgrades and emergency backup generator power; new interconnect transmission main and booster pump station between Gilchrist County and Fanning Springs; water main extensions and construction of an elevated storage tank in Dixie County.	11/12/2025	New	3/12/2026	6/10/2026	$ 565,000	$ 1,565,000	$ 27,616,000	$ 29,746,000	$ 29,746,000	$ 29,746,000	$ -	SAHM	SAHM
3	462	Bushnell	60047	28.66750	-82.11056	Yes	2,800	$ 52,723	6600210	Planning, Design, and Construction	Upgrade both water production facilities and onsite storage tanks and distribution system. Improvements to equipment will include hardening/waterproofing, and wind resistant roofing material. SCADA system projects to allow remote or multiple system operation locations. Upgrade both water production facilities and upgrade the equipment with larger, premium efficient equipment. Upgrade the storage tanks onsite at production facilities distribution system that will include equipment with hardening including but not limited to waterproofing and wind resistant roofing materials. Upgrade both water production facilities and upgrade chemical storage onsite at each facility with new hardened buildings, chemical tanks, pumping and safer storage and handling techniques.	11/12/2025	New	3/12/2026	6/10/2026	$ 20,000	$ 75,000	$ 5,800,000	$ 5,895,000	$ 5,895,000	$ 5,895,000	$ -	SAHM	SAHM
3	457	Lake Hamilton	5316A	28.05679	-81.58652	Yes	1,767	$ 60,000	6530977	Planning, Design, and Construction	Installation of a redundant Upper Floridan Aquifer Supply Well and Pump, installation of a redundant Lower Floridan Aquifer Supply Well, and redundant water treatment at existing well site	11/12/2025	New	3/12/2026	6/10/2026	$ 700,000	$ 1,896,900	$ 26,877,200	$ 29,474,100	$ 29,474,100	$ 29,474,100	$ -	SAHM	SAHM
3	454	LaBelle	2603A	26.76056	-81.43917	Yes	5,042	$ 49,385	5260050	Planning, Design, and Construction	Installation of redundant distribution system components in critical sections to improve pressure, volume, and emergency response, improve interconnections with Hendry County, and install SCADA.	11/12/2025	New	3/12/2026	6/10/2026	$ 112,500	$ 540,000	$ 5,295,000	$ 5,947,500	$ 5,947,500	$ 5,947,500	$ -	SAHM	SAHM
3	451	Waccasassa Water and Wastewater Cooperative	38122	29.49267	-82.59022	Yes	2,366	$ 63,573	2381178 (Bronson); 2380178 (Cedar Key WSD); 2380854 (Otter Creek)	Design, and Construction	Design and construct Waccasassa Water and Wastewater Cooperative (W3C) water plant and associated water main; water plant improvements for the Town of Otter Creek; resiliency and hardening improvements at Cedar Key Water and Sewer District's Water Treatment Plant, inland wellfield site, and across the water distribution system.	11/12/2025	New	3/12/2026	6/10/2026	$ -	$ 4,078,450	$ 59,294,580	$ 63,373,030	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	451	Fair Winds Condominium Village Association, Inc.	58073	27.12657	-82.46001	Yes	270	$ 69,850	6580551	Planning, Design, and Construction	Add redundant connection, loop system, upgrade main	11/12/2025		3/12/2026	6/10/2026	$ 40,000	$ 200,000	$ 4,600,000	$ 4,840,000	$ 4,840,000	$ 4,840,000	$ -	SAHM	SAHM
3	450	Wakulla	65033	30.19917	84.17528	Yes	65	$ 74,183	1650495	Planning, Design, and Construction	Replace aging pump and 1,000 gallon water tank with same size infrastructure at the Newport Park and Campground.	11/12/2025	New	3/12/2026	6/10/2026	$ 30,000	$ 31,350	$ 329,175	$ 390,525	$ 390,525	$ 195,263	$ 195,263	SAHM	SAHM
3	449	Bristol	39025	30.43278	-84.97790	Yes	918	$ 48,643	1390087	Planning, Design and Construction	Replacement of approximately 7,800 linear feet of deteriorated galvanized iron watermains along Spring St, Solomon St, N. Pea Ridge Rd and Main St and bores under State Road 20 to connect businesses off a 3" deteriorating ductile iron pipe to an 8" ductile iron pipe	11/12/2025	New	12/11/2025	3/11/2026	$ 150,000	$ 412,000	$ 4,453,000	$ 5,015,000	$ 5,015,000	$ 5,015,000	$ -	SAHM	SAHM
3	447	El Jobean Water Association	08061	26.96563	-82.20947	Yes	646	$ 54,464	6080081	Planning, Design, and Construction	Installation of an elevated operations facility	11/12/2025	New	3/12/2026	6/10/2026	$ 20,000	$ 140,000	$ 1,690,000	$ 1,850,000	$ 1,850,000	$ 1,850,000	$ -	SAHM	SAHM

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3	444	Apalachicola	19032	29.72378	-84.99834	Yes	4,500	$ 61,083	1190150	Planning, Design, and Construction	Construction of Hydrogen Sulfide and Total Organic Carbon treatment system, new well, and WTP upgrades.	11/12/2025	New	3/12/2026	6/10/2026	$ 150,000	$ 700,000	$ 16,677,610	$ 17,527,610	$ 17,527,610	$ 17,527,610	$ -	SAHM	SAHM
3	443	Daytona Beach	6409D	29.17791	-81.11647	No	100,000	$ 50,442	3640275	Planning, Design, and Construction	Brennan WTP Storm Hardening and Resiliency Project. This project will replace the entire electrical system, including the stand-by generators, with newer and more efficient equipment that will be designed to provide built-in redundancy to harden the electrical system from storm related impacts. The project will also include floodproofing of the electrical facilities to ensure wind-driven rain or flood from rainfall are unable to enter the electrical facilities.	11/12/2025	New	3/12/2026	6/10/2026	$ 50,000	$ 2,350,000	$ 40,175,000	$ 42,575,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	440	San Antonio	51090	28.35250	-82.28056	Yes	2,043	$ 89,079	6510325	Planning, Design, and Construction	Backup generator and automatic transfer switch, SCADA at two WTPs, and chlorine tanks with tie-down system.	11/12/2025	New	3/12/2026	6/10/2026	$ 9,900	$ 13,200	$ 306,900	$ 330,000	$ 330,000	$ 165,000	$ 165,000	SAHM	SAHM
3	437	Horseshoe Beach	15011	29.43708	-83.29404	No	17,614	$ 45,357	2150512	Planning, Design, and Construction	Upgrades to the Town's only WTP to ensure it can operate at full capacity with N-1 reliability, including the construction of a third well with an elevated wellhead to protect it from flooding. This provides essential redundancy for the Town's primary water source. Construction of a new 50,000-gallon water storage tank, built on a storm-surge-resistant foundation. This will provide critical storage capacity needed during storm recovery periods and allow for required maintenance on the existing tank without interrupting service. Installation of a water main to the new, elevated fire station located outside the V-zone. This provides a hardened, reliable water supply that is vital for staging emergency personnel and resources, directly enhancing the Town's capacity for disaster	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 630,000	$ 7,200,000	$ 7,950,000	$ 7,950,000	$ 7,950,000	$ -	SAHM	SAHM
3	435	Holly Hill	6410C	29.24505	-81.04011	No	13,002	$ 46,360	3640557	Planning, Design, and Construction	Replacement of jointed asbestos cement water mains with high density polyethylene pipe	11/12/2025	New	3/12/2026	6/10/2026	$ 293,000	$ 200,000	$ 2,363,873	$ 2,856,873	$ 2,856,873	$ 2,856,873	$ -	SAHM	SAHM
3	434	Clewiston	26045	26.75000	-80.93333	Yes	7,238	$ 57,110	5260053	Planning, Design, and Construction	Construct additional water storage infrastructure, adding 1.5 million gallons (MG) of new storage capacity. This expanded storage will ensure adequate water supply and system pressurization during extended emergency conditions, peak demands, or system interruptions	11/12/2025	New	3/12/2026	6/10/2026	$ 112,500	$ 112,500	$ 8,550,000	$ 8,775,000	$ 8,775,000	$ 8,775,000	$ -	SAHM	SAHM
3	420	Tavares	3509A	28.79189	-81.75612	No	22,007	$ 57,644	3351333	Planning, Design, and Construction	WTP No. 4 and 6; Improvements to DW system: waterproof and elevate electrical panels and control systems; install remote gate and monitoring systems (SCADA); redundancy improvements to the water distribution system, including looping of key waterlines and installation of pressure-boosting stations; enhance booster pump capacity; additional storage capacity or strategic use of existing storage; installation lower Floridan aquifer well.	11/12/2025	New	3/12/2026	6/10/2026	$ 330,000	$ 1,980,000	$ 19,140,000	$ 21,450,000	$ 21,450,000	$ 21,450,000	$ -	SAHM	SAHM
3	419	Bay Laurel Center CDD	42120	29.10705	-82.25960	No	32,665	$ 57,765	6424619	Planning, Design, and Construction	Construction of Phase 1 of Water Treatment Plant (WTP) No. 4	11/12/2025	New	3/12/2026	6/10/2026	$ 2,000,000	$ 4,000,000	$ 85,500,000	$ 91,500,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	417	Mascotte	35127	28.57683	-81.89230	Yes	6,609	$ 80,114	3350812	Planning, Design, and Construction	Replace existing WTP with upgraded systems and components and adding redundant finished water storage capacity.	11/12/2025	New	3/12/2026	6/10/2026	$ 125,000	$ 995,000	$ 9,320,000	$ 10,440,000	$ 10,440,000	$ 5,220,000	$ 5,220,000	SAHM	SAHM
3	415	Bradenton	4103B	27.48333	-82.58333	No	57,076	$ 60,964	6280296	Planning, Design, and Construction	Alternative Soure Water Evaluation, interconnections, distribution, aquifer storage and recovery, and SCADA	11/12/2025	New	3/12/2026	6/10/2026	$ 640,000	$ 3,200,000	$ 39,780,000	$ 43,620,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	412	Dade City	51044	28.36351	-82.19154	No	16,625	$ 63,041	6510424	Planning, Design, and Construction	Replacement of the WTP building damages during Hurricane Milton	11/12/2025	New	3/12/2026	6/10/2026	$ 46,450	$ 278,750	$ 2,671,350	$ 2,996,550	$ 2,996,550	$ 2,996,550	$ -	SAHM	SAHM

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3	410	Newberry	01082	29.63500	-82.61639	Yes	7,977	$ 100,513	2010207	Planning, Design and Construction	Installation of redundant distribution mains and looping, elevate storage tank construction, and improve water pressure	11/12/2025	New	3/12/2026	6/10/2026	$ 280,000	$ 1,680,000	$ 16,290,000	$ 18,250,000	$ 18,250,000	$ 9,125,000	$ 9,125,000	SAHM	SAHM
3	400	Tampa	2902I	28.02500	-82.42900	No	739,910	$ 72,514	6290327	Planning, Design and Construction	1-Hillsborough River Reservoir Dam Remediation; 2-Potable Water Interconnects Project	11/12/2025	New	3/12/2026	6/10/2026	$ 550,000	$ 850,000	$ 18,600,000	$ 20,000,000	$ 20,000,000	$ 10,000,000	$ 10,000,000	SAHM	SAHM
3	400	Punta Gorda	08034	26.97500	-81.88750	No	35,855	$ 79,291	6080051	Planning, Design, and Construction	Expansion of RO WTP from 4 to 8 MGD.	11/12/2025	New	3/12/2026	6/10/2026	$ 3,000,000	$ 1,000,000	$ 52,000,000	$ 56,000,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	400	Groveland	35068	28.64410	-81.80373	No	20,621	$ 92,258	3350476	Planning, Design and Construction	This project would install redundant distribution system components in critical sections of the City to improve pressure, volume, and emergency response. Improve and augments the interconnections between the City of Groveland and City of Mascotte to provide improved pressure and volume for emergency interconnections between the communities. It will also evaluate possible connections with Clermont to the east and Howey in the Hills to the north	8/13/2025	New	12/11/2025	3/11/2026	$ 200,000	$ 600,000	$ 6,960,000	$ 7,760,000	$ 7,760,000	$ 3,880,000	$ 3,880,000	SAHM	SAHM
3	400	Island Water Association, Inc.	36031	26.44269	-82.11136	No	13,082	$ 122,730	5360146	Planning, Design, and Construction	Redundant transmission main to Captiva, subaqueous water main crossing to Captiva Island, and a 16-inch water main parrallel to existing water mains. Reverse Osmosis electric components upgrade	11/12/2025	New	3/12/2026	6/10/2026	$ 300,000	$ 4,000,000	$ 30,370,000	$ 34,670,000	$ 34,670,000	$ 17,335,000	$ 17,335,000	SAHM	SAHM
3	400	Hamilton County	24040	30.49854	-83.08703	Yes	7,331	$ 47,696	2244150	Planning, Design, and Construction	Replace the existing 250,000 gpd water treatment plant (PWS ID: 2244150) with a 150,000 GPD RO/NF (Reverse Osmosis / Nanofiltration) treatment system and storm hardened system facility.	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 720,000	$ 7,200,000	$ 8,040,000	$ 8,040,000	$ 8,040,000	$ -	SAHM	SAHM
3	397	Mulberry	53125	27.91269	-81.97833	Yes	3,952	$ 24,613	6531237	Planning, Design, and Construction	1-Drinking WTP (DWTP) and well SCADA comms system; 2-north DWTP ground storage tank and chemical storage/feed systems; 3-north DWTP entrance road hardening; 4-DWTP redundant high service pump; 5-DWTP hardening/ expansion of the north WTP ops building	11/12/2025	New	3/12/2026	6/10/2026	$ 250,000	$ 1,150,000	$ 11,731,500	$ 13,131,500	$ 13,131,500	$ 13,131,500	$ -	SAHM	SAHM
3	378	Eagle Lake	53094	27.97888	-81.75894	Yes	3,382	$ 70,208	6534234	Planning, Design and Construction	Rehabilitation of WTP 1 and Green Acres Water Production Facility, and improvements as a receiving station for Polk Regional	11/12/2025	New	3/12/2026	6/10/2026	$ 50,000	$ 2,505,575	$ 30,066,900	$ 32,622,475	$ 32,622,475	$ 32,622,475	$ -		
3	376	Lake Region Mobile Home Owners, Inc.	53170	28.06528	81.64444	Yes	585	$ 50,991	6530995	Planning, Design, and Construction	Installation of stand-by generator at main WTP, replacement and securing of chlorine tank, well pump replacement and electrical system upgrades.	11/12/2025	New	3/12/2026	6/10/2026	$ 13,500	$ 27,000	$ 409,500	$ 450,000	$ 450,000	$ 450,000	$ -	SAHM	SAHM
3	367	St. Petersburg	52066	27.82749 27.83300	-82.72969 -82.67250	No	267,102	$ 73,118	6521715	Planning, Design, and Construction	1-Oberly High Service Pump Station (HSPS) pumping, storage, & generator upgrades; 2-Washington Terrace HSPS pumping & storage conversion and replacement; 3-continue expansion of smart meter program.	11/12/2025	New	3/12/2026	6/10/2026	$ 2,800,000	$ 11,200,000	$ 101,376,000	$ 115,376,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	358	Apopka	4802C	28.69257	-81.51072	No	147,782	$ 95,703	3480200	Planning, Design, and Construction	New water treatment on the Golden Gem Rd, backup generators, and inter-connections with Mount Dora and Orange County	11/12/2025	New	3/12/2026	6/10/2026	$ 500,000	$ 4,000,000	$ 35,200,000	$ 39,700,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	357	Big Bend Water Authority	15055	29.67325	-83.37214	Yes	5,250	$ 48,208	2621102	Planning, Design, and Construction	High service pumps and emergency generator for 75,000 storage tank, water line replacement, construction of an 150,000 elevated storage tank, new water distribution, new well field and WTP in Steinhatchee, isolation valves and meters to locate water loss leaks.	11/12/2025	New	3/12/2026	6/10/2026	$ 200,000	$ 1,119,650	$ 19,353,950	$ 20,673,600	$ 20,673,600	$ 20,673,600	$ -	SAHM	SAHM

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3	356	Starke	04024	29.93861	-82.12083	Yes	5,796	$ 46,291	2040211	Planning, Design, and Construction	Rehab existing water production and treatment facilities, additional elevated storage with system looping, booster pumps, floodproofing of component structures and waterproofing of electrical equipment and circuitry, SCADA system, secondary set of high service pumps, new chemical building with chemical storage tanks and pump skids.	11/12/2025	New	3/12/2026	6/10/2026	$ 363,580	$ 1,817,900	$ 21,094,640	$ 23,276,120	$ 23,276,120	$ 23,276,120	$ -	SAHM	SAHM
3	354	Eastpoint	19100	29.74515	-84.88958	Yes	2,498	$ 61,327	1190236	Planning, Design, and Construction	New AST, booster pumps, chlorine booster station, backup generators, replacement of pump and VFD at well #3	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 120,960	$ 1,735,660	$ 1,956,620	$ 1,956,620	$ 1,956,620	$ -	SAHM	SAHM
3	350	Fruitland Park	35083	28.85681	-81.90806	Yes	8,325	$ 78,359	3350427	Planning, Design and Construction	The installation of emergency standby generators and automatic transfer switches at	11/12/2025	New	3/12/2026	6/10/2026	$ 347,004	$ 1,388,016	$ 17,542,980	$ 19,278,000	$ 19,278,000	$ 9,639,000	$ 9,639,000		
3	319	High Springs	01053	29.82550	-82.58975	Yes	6,215	$ 80,793	2010201	Planning, Design, and Construction	Installation of back-up generators to service pump stations (water production facility) during extreme weather events. waterproofing electrical components and circuitry, and floodproofing/sealing structures to prevent floodwater penetration and SCADA	11/12/2025	New	3/12/2026	6/10/2026	$ 435,000	$ 1,740,000	$ 16,930,000	$ 19,105,000	$ 19,105,000	$ 9,552,500	$ 9,552,500	SAHM	SAHM
3	314	Fort Myers	3604K	26.50052	-81.75459	No	97,372	$ 61,894	5360102	Planning, Design, and Construction	Relocation of 6 water wells outside of flood prone areas.	11/12/2025	New	3/12/2026	6/10/2026	$ 500,000	$ 800,000	$ 46,700,000	$ 48,000,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	312	Sopchoppy	65021	30.08375	-84.38779	Yes	12,658	$ 62,813	1650612	Planning, Design, and Construction	Rehabilitate two existing wells, add a new well and pumping station to the Old High School Site and upgrade or extend 99,100 linear feet of 12" potable water line.	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 3,833,000	$ 39,825,500	$ 43,778,500	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	307	Bartow	53025	27.92569	-81.91946	No	21,501	$ 66,944	6530315	Planning, Design, and Construction	Replacement of the primary water treatment plant generator to ensure continued water treatment capacity during power loss; Installation of emergency power at the standby well to restore full fire flow capabilities during outages; and Construction of a Lakeland-Bartow interconnect to establish a resilient, regional backup supply and enhance system redundancy.	11/12/2025	New	3/12/2026	6/10/2026	$ 207,150	$ 414,300	$ 4,757,340	$ 5,378,790	$ 5,378,790	$ 5,378,790	$ -	SAHM	SAHM
3	300	Manatee County	41015	27.48800	-82.36151	No	441,095	$ 79,524	6411132	Planning, Design, and Construction	Construction of two groundwater (GW) production wells and place a 20-inch raw water transmission main, parallel to the current water transmission main	11/12/2025	New	3/12/2026	6/10/2026	$ 2,625,000	$ 6,300,000	$ 60,375,000	$ 69,300,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	300	Clermont	3514D	28.54944	-81.74806	No	48,621	$ 79,789	3350215	Planning, Design, and Construction	Construct a 2.0 MG Ground Storage Tank at Greater Hills WTP. Replace High Service Jockey Pumps at Sunburst Lane WTP and Greater Hills WTP with Full-Size High Service Pumps. Johns Lake Road Water Main: 4,000-lf of 12-in water main from existing 16-in main at C.W. Harrell Road & Sunburst Lane to existing 8-in main at Johns Lake Road and Friendship Road. East Tank Hwy 50 Improvements: 6,500-lf of 12-in water main from existing 16-in main at East Elevated Storage Tank to existing 16-in main near Greater Hills WTP on State Road 50.New 300 kW generator for Well #4 and East elevated storage tank. Generator is 25 years old and reaching end of expected life. Dual containment fuel tank has rusted through risking the potential for water in fuel supply or fuel leak outside of containment. Generator enclosure has been patched up previously and has rusted through in multiple locations exposing unit to adverse weather. This generator provides backup power to a supply well for the Greater Hills Water Treatment Plant and East elevated tank. The communications gear housed in and on	11/12/2025	New	3/12/2026	6/10/2026	$ 300,000	$ 1,440,000	$ 13,920,000	$ 15,660,000	$ 15,660,000	$ 7,830,000	$ 7,830,000	SAHM	SAHM

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	300	Umatilla	35077	28.93419	-81.64390	Yes	10,762	$ 67,206	3351402	Planning, Design, and Construction	Expansion of WTP #2: new production well, pump and controls; new 500,000 gallon ground storage tank; high service pumps and building; SCADA	11/12/2025	New	12/11/2025	3/11/2026	$ 200,000	$ 207,421	$ 3,476,639	$ 3,884,060	$ 3,884,060	$ 3,884,060	$ -	SAHM	SAHM
															Totals:	**$ 22,879,901**	**$ 85,138,767**	**$ 1,091,724,004**	**$ 1,199,742,672**	**$ 844,671,000**	**$ 701,450,900**	**$ 143,220,100**		

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DRINKING WATER STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION FOR HURRICANES HELEN AND MILTON AND HAWAI'I WILDFIRES
CAPITALIZATION GRANT PRIORITY LIST
WAITING PORTION

Draft For: 11/12/2025

PRIORITY SCORE	APPLICANT	PROJECT NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	WAITING LIST AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID
853	Perry	62029	Planning, Design, and Construction	Construct new hardened WTP No. 3; abandon obsolete WTP No. 1; construct new Well No. 8 to create redundancy; rehab Well No. 3; replace city-wide asbestos-cement and aging metal water mains; install new city-wide meters for improved leak detection.	$ 93,240,831	$ 93,240,831	$ -
451	Waccasassa Water and Wastewater Cooperative	38122	Design, and Construction	Design and construct Waccasassa Water and Wastewater Cooperative (W3C) water plant and associated water main; water plant improvements for the Town of Otter Creek; resiliency and hardening improvements at Cedar Key Water and Sewer District's Water Treatment Plant, inland wellfield site, and across the water distribution system.	$ 28,233,861	$ 28,233,861	$ -
443	Daytona Beach	6409D	Planning, Design, and Construction	Brennan WTP Storm Hardening and Resiliency Project. This project will replace the entire electrical system, including the stand-by generators, with newer and more efficient equipment that will be designed to provide built-in redundancy to harden the electrical system from storm related impacts. The project will also include floodproofing of the electrical facilities to ensure wind-driven rain or flood from rainfall are unable to enter the electrical facilities.	$ 7,435,831	$ 7,435,831	$ -
419	Bay Laurel Center CDD	42120	Planning, Design, and Construction	Construction of Phase 1 of Water Treatment Plant (WTP) No. 4	$ 56,360,831	$ 56,360,831	$ -
415	Bradenton	4103B	Planning, Design, and Construction	Alternative Soure Water Evaluation, interconnections, distribution, aquifer storage and recovery, and SCADA	$ 8,480,831	$ 8,480,831	$ -
400	Punta Gorda	08034	Planning, Design, and Construction	Expansion of RO WTP from 4 to 8 MGD.	$ 20,860,831	$ 10,430,416	$ 10,430,416
367	St. Petersburg	52066	Planning, Design, and Construction	1-Oberly High Service Pump Station (HSPS) pumping, storage, & generator upgrades; 2-Washington Terrace HSPS pumping & storage conversion and replacement; 3-continue expansion of smart meter program.	$ 80,236,831	$ 40,118,416	$ 40,118,416
358	Apopka	4802C	Planning, Design, and Construction	New water treatment on the Golden Gem Rd, backup generators, and inter-connections with Mount Dora and Orange County	$ 4,560,831	$ 2,280,416	$ 2,280,416
314	Fort Myers	3604K	Planning, Design, and Construction	Relocation of 6 water wells outside of flood prone areas.	$ 12,860,831	$ 12,860,831	$ -
312	Sopchoppy	65021	Planning, Design, and Construction	Rehabilitate two existing wells, add a new well and pumping station to the Old High School Site and upgrade or extend 99,100 linear feet of 12" potable water line.	$ 8,639,331	$ 8,639,331	$ -
300	Manatee County	41015	Planning, Design, and Construction	Construction of two groundwater (GW) production wells and place a 20-inch raw water transmission main, parallel to the current water transmission main	$ 34,160,831	$ 17,080,416	$ 17,080,416
				Totals:	**$ 355,071,672**	**$ 285,162,010**	**$ 69,909,662**

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DRINKING WATER STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION FOR HURRICANES HELEN AND MILTON AND HAWAI'I WILDFIRES CAPITALIZATION GRANT PRIORITY LIST

Draft For: 11/12/2025

FUNDABLE PORTION TIER 1, 2, & 3

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
2	853	Perry	62029	30.12219	-83.58489	Yes	6,965	$ 44,815	2620208	Planning, Design, and Construction	Construct new hardened WTP No. 3; abandon obsolete WTP No. 1; construct new Well No. 8 to create redundancy; rehab Well No. 3; replace city-wide asbestos-cement and aging metal water mains; install new city-wide meters for improved leak detection	11/12/2025	New	3/12/2026	6/10/2026	$ 2,620,000	$ 10,480,000	$ 115,280,000	$ 128,380,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
2	579	Cherry Lake Utilities Corp	40061	30.59647	-83.42360	Yes	2,791	$ 41,055	2400185	Planning, Design, and Construction	Installation of permanent auxiliary generators. Upgrade and elevation of electrical panels and control equipment above the 100-year flood level.	11/12/2025	New	3/12/2026	6/10/2026	$ 39,150	$ 93,960	$ 876,960	$ 1,010,070	$ 1,010,070	$ 1,010,070	$ -	SAHM	SAHM
2	531	Cross City	15031	29.63747	-83.12553	Yes	2,280	$ 43,958	2150243	Planning, Design, and Construction	RO Skid membrane replacement, pre-filter sand filter rehab, backup generator, new raw water well, new raw water storage tank.	11/12/2025	New	3/12/2026	6/10/2026	$ 468,200	$ 1,326,568	$ 17,479,478	$ 19,274,246	$ 19,274,246	$ 19,274,246	$ -	SAHM	SAHM
3	489	Gretna	20032	30.68485	-84.71339	Yes	1,575	$ 38,412	1200688	Planning, Design, and Construction	Wellfield improvements to enhance the reliability and capacity of our drinking water supply, and the construction of a Ground Storage Tank (GST) at I-10, backup generators, electrical and mechanical hardening.	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 762,377	$ 9,346,432	$ 10,208,809	$ 10,208,809	$ 10,208,809	$ -	SAHM	SAHM
3	485	FGUA - Peace River Heights	25040	27.52624	-81.79954	Yes	250	$ 45,573	6251954	Planning, Design and Construction	Interconnect with City of Wauchula to provide a secondary water supply source in the event of outages, ensuring continuous service and public health protection.	11/12/2025	New	3/12/2026	6/10/2026	$ 5,000	$ 110,000	$ 850,000	$ 965,000	$ 965,000	$ 965,000	$ -		
3	480	Taylor Coastal Water and Sewer District	62031	29.85177	-83.59291	Yes	1,533	$ 44,985	2624165	Planning and Construction	Water system improvements: construct new well, install ground storage tank, high-service pumps with automated controls, and provision of emergency power; implement AMI, including auto-read meters and neighborhood flow meters, and SCADA integration.	11/12/2025	New	3/12/2026	6/10/2026	$ 252,000	$ -	$ 3,156,070	$ 3,408,070	$ 3,408,070	$ 3,408,070	$ -	SAHM	SAHM
3	476	Bowling Green	2502B	27.63972	-81.82667	Yes	2,283	$ 45,101	6252022	Planning, Design, and Construction	Construction of a hardened, fully enclosed reverse osmosis equipment building to replace the existing open air pole barn structure which directly exposes the equipment to storms and hurricane impacts. Rehabilitation and hardening of Existing WTP buildings. Replacement of hurricane-damaged above-grade piping with more resilient materials and installation of hurricane-rated supports. Hardening and rehabilitation of treatment equipment to improve efficiency and provide redundancy. Rehabilitation of electrical systems and controls to improve efficiency and provide redundancy, and installation of a modern SCADA system.	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 840,000	$ 7,700,000	$ 8,640,000	$ 8,640,000	$ 8,640,000	$ -	SAHM	SAHM
3	475	Fort Meade	53116	27.75896	-81.80542	Yes	5,172	$ 35,131	6530320	Planning, Design, and Construction	Well 2 – Emergency Power Supply and System Upgrade; and Water Tower Rehab	11/12/2025	New	3/12/2026	6/10/2026	$ 32,967	$ 109,890	$ 1,230,768	$ 1,373,625	$ 1,373,625	$ 1,373,625	$ -	SAHM	SAHM
3	472	Archer	01034	29.54556	-82.52306	Yes	1,425	$ 50,893	2010199	Planning, Design, and Construction	Installation of approximately 37,500 linear feet of 12-inch water main to create a looped distribution system looping for improved system pressure and reliability, hardening/waterproofing of critical electrical components, improved operational response with SCADA upgrades and implementation, and permanent backup generators at well sites two and three.	11/12/2025	New	3/12/2026	6/10/2026	$ 160,000	$ 768,000	$ 7,574,000	$ 8,502,000	$ 8,502,000	$ 8,502,000	$ -	SAHM	SAHM
3	469	Suwannee Water & Sewer District	15021	29.35545	-83.11107	Yes	750	$ 55,479	2151140	Planning, Design and Construction	Backup generators at well sites, a new ground storage tank and hydro tanks to provide passive storage and pressure stabilization	11/12/2025	New	3/12/2026	6/10/2026	$ 127,000	$ 336,000	$ 4,675,000	$ 5,138,000	$ 5,138,000	$ 5,138,000	$ -	SAHM	SAHM

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	468	Nature Coast Regional Water Authority	38072	29.67487	-82.95112	Yes	1,307	$ 54,167	2210475	Planning, Design, and Construction	Capacity and resiliency improvements at existing Hart Springs WTP including deeper production wells, treatment system upgrades and emergency backup generator power; new interconnect transmission main and booster pump station between Gilchrist County and Fanning Springs; water main extensions and construction of an elevated storage tank in Dixie County.	11/12/2025	New	3/12/2026	6/10/2026	$ 565,000	$ 1,565,000	$ 27,616,000	$ 29,746,000	$ 29,746,000	$ 29,746,000	$ -	SAHM	SAHM
3	462	Bushnell	60047	28.66750	-82.11056	Yes	2,800	$ 52,723	6600210	Planning, Design, and Construction	Upgrade both water production facilities and onsite storage tanks and distribution system. Improvements to equipment will include hardening/waterproofing, and wind resistant roofing material. SCADA system projects to allow remote or multiple system operation locations. Upgrade both water production facilities and upgrade the equipment with larger, premium efficient equipment. Upgrade the storage tanks onsite at production facilities distribution system that will include equipment with hardening including but not limited to waterproofing and wind resistant roofing materials. Upgrade both water production facilities and upgrade chemical storage onsite at each facility with new hardened buildings, chemical tanks, pumping and safer storage and handling techniques.	11/12/2025	New	3/12/2026	6/10/2026	$ 20,000	$ 75,000	$ 5,800,000	$ 5,895,000	$ 5,895,000	$ 5,895,000	$ -	SAHM	SAHM
3	457	Lake Hamilton	5316A	28.05679	-81.58652	Yes	1,767	$ 60,000	6530977	Planning, Design, and Construction	Installation of a redundant Upper Floridan Aquifer Supply Well and Pump, installation of a redundant Lower Floridan Aquifer Supply Well, and redundant water treatment at existing well site	11/12/2025	New	3/12/2026	6/10/2026	$ 700,000	$ 1,896,900	$ 26,877,200	$ 29,474,100	$ 29,474,100	$ 29,474,100	$ -	SAHM	SAHM
3	454	LaBelle	2603A	26.76056	-81.43917	Yes	5,042	$ 49,385	5260050	Planning, Design, and Construction	Installation of redundant distribution system components in critical sections to improve pressure, volume, and emergency response, improve interconnections with Hendry County, and install SCADA.	11/12/2025	New	3/12/2026	6/10/2026	$ 112,500	$ 540,000	$ 5,295,000	$ 5,947,500	$ 5,947,500	$ 5,947,500	$ -	SAHM	SAHM
3	451	Waccasassa Water and Wastewater Cooperative	38122	29.49267	-82.59022	Yes	2,366	$ 63,573	2381178 (Bronson); 2380178 (Cedar Key WSD); 2380854 (Otter Creek)	Design, and Construction	Design and construct Waccasassa Water and Wastewater Cooperative (W3C) water plant and associated water main; water plant improvements for the Town of Otter Creek; resiliency and hardening improvements at Cedar Key Water and Sewer District's Water Treatment Plant, inland wellfield site, and across the water distribution system.	11/12/2025	New	3/12/2026	6/10/2026	$ -	$ 4,078,450	$ 59,294,580	$ 63,373,030	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	451	Fair Winds Condominium Village Association, Inc.	58073	27.12657	-82.46001	Yes	270	$ 69,850	6580551	Planning, Design, and Construction	Add redundant connection, loop system, upgrade main	11/12/2025		3/12/2026	6/10/2026	$ 40,000	$ 200,000	$ 4,600,000	$ 4,840,000	$ 4,840,000	$ 4,840,000	$ -	SAHM	SAHM
3	450	Wakulla	65033	30.19917	84.17528	Yes	65	$ 74,183	1650495	Planning, Design, and Construction	Replace aging pump and 1,000 gallon water tank with same size infrastructure at the Newport Park and Campground.	11/12/2025	New	3/12/2026	6/10/2026	$ 30,000	$ 31,350	$ 329,175	$ 390,525	$ 390,525	$ 195,263	$ 195,263	SAHM	SAHM
3	449	Bristol	39025	30.43278	-84.97790	Yes	918	$ 48,643	1390087	Planning, Design and Construction	Replacement of approximately 7,800 linear feet of deteriorated galvanized iron watermains along Spring St, Solomon St, N. Pea Ridge Rd and Main St and bores under State Road 20 to connect businesses off a 3" deteriorating ductile iron pipe to an 8" ductile iron pipe	11/12/2025	New	12/11/2025	3/11/2026	$ 150,000	$ 412,000	$ 4,453,000	$ 5,015,000	$ 5,015,000	$ 5,015,000	$ -	SAHM	SAHM
3	447	El Jobean Water Association	08061	26.96563	-82.20947	Yes	646	$ 54,464	6080081	Planning, Design, and Construction	Installation of an elevated operations facility	11/12/2025	New	3/12/2026	6/10/2026	$ 20,000	$ 140,000	$ 1,690,000	$ 1,850,000	$ 1,850,000	$ 1,850,000	$ -	SAHM	SAHM

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	444	Apalachicola	19032	29.72378	-84.99834	Yes	4,500	$ 61,083	1190150	Planning, Design, and Construction	Construction of Hydrogen Sulfide and Total Organic Carbon treatment system, new well, and WTP upgrades.	11/12/2025	New	3/12/2026	6/10/2026	$ 150,000	$ 700,000	$ 16,677,610	$ 17,527,610	$ 17,527,610	$ 17,527,610	$ -	SAHM	SAHM
3	443	Daytona Beach	6409D	29.17791	-81.11647	No	100,000	$ 50,442	3640275	Planning, Design, and Construction	Brennan WTP Storm Hardening and Resiliency Project. This project will replace the entire electrical system, including the stand-by generators, with newer and more efficient equipment that will be designed to provide built-in redundancy to harden the electrical system from storm related impacts. The project will also include floodproofing of the electrical facilities to ensure wind-driven rain or flood from rainfall are unable to enter the electrical facilities.	11/12/2025	New	3/12/2026	6/10/2026	$ 50,000	$ 2,350,000	$ 40,175,000	$ 42,575,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	440	San Antonio	51090	28.35250	-82.28056	Yes	2,043	$ 89,079	6510325	Planning, Design, and Construction	Backup generator and automatic transfer switch, SCADA at two WTPs, and chlorine tanks with tie-down system.	11/12/2025	New	3/12/2026	6/10/2026	$ 9,900	$ 13,200	$ 306,900	$ 330,000	$ 330,000	$ 165,000	$ 165,000	SAHM	SAHM
3	437	Horseshoe Beach	15011	29.43708	-83.29404	No	17,614	$ 45,357	2150512	Planning, Design, and Construction	Upgrades to the Town's only WTP to ensure it can operate at full capacity with N-1 reliability, including the construction of a third well with an elevated wellhead to protect it from flooding. This provides essential redundancy for the Town's primary water source. Construction of a new 50,000-gallon water storage tank, built on a storm-surge-resistant foundation. This will provide critical storage capacity needed during storm recovery periods and allow for required maintenance on the existing tank without interrupting service. Installation of a water main to the new, elevated fire station located outside the V-zone. This provides a hardened, reliable water supply that is vital for staging emergency personnel and resources, directly enhancing the Town's capacity for disaster	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 630,000	$ 7,200,000	$ 7,950,000	$ 7,950,000	$ 7,950,000	$ -	SAHM	SAHM
3	435	Holly Hill	6410C	29.24505	-81.04011	No	13,002	$ 46,360	3640557	Planning, Design, and Construction	Replacement of jointed asbestos cement water mains with high density polyethylene pipe	11/12/2025	New	3/12/2026	6/10/2026	$ 293,000	$ 200,000	$ 2,363,873	$ 2,856,873	$ 2,856,873	$ 2,856,873	$ -	SAHM	SAHM
3	434	Clewiston	26045	26.75000	-80.93333	Yes	7,238	$ 57,110	5260053	Planning, Design, and Construction	Construct additional water storage infrastructure, adding 1.5 million gallons (MG) of new storage capacity. This expanded storage will ensure adequate water supply and system pressurization during extended emergency conditions, peak demands, or system interruptions	11/12/2025	New	3/12/2026	6/10/2026	$ 112,500	$ 112,500	$ 8,550,000	$ 8,775,000	$ 8,775,000	$ 8,775,000	$ -	SAHM	SAHM
3	420	Tavares	3509A	28.79189	-81.75612	No	22,007	$ 57,644	3351333	Planning, Design, and Construction	WTP No. 4 and 6; Improvements to DW system: waterproof and elevate electrical panels and control systems; install remote gate and monitoring systems (SCADA); redundancy improvements to the water distribution system, including looping of key waterlines and installation of pressure-boosting stations; enhance booster pump capacity; additional storage capacity or strategic use of existing storage; installation lower Floridan aquifer well.	11/12/2025	New	3/12/2026	6/10/2026	$ 330,000	$ 1,980,000	$ 19,140,000	$ 21,450,000	$ 21,450,000	$ 21,450,000	$ -	SAHM	SAHM
3	419	Bay Laurel Center CDD	42120	29.10705	-82.25960	No	32,665	$ 57,765	6424619	Planning, Design, and Construction	Construction of Phase 1 of Water Treatment Plant (WTP) No. 4	11/12/2025	New	3/12/2026	6/10/2026	$ 2,000,000	$ 4,000,000	$ 85,500,000	$ 91,500,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	417	Mascotte	35127	28.57683	-81.89230	Yes	6,609	$ 80,114	3350812	Planning, Design, and Construction	Replace existing WTP with upgraded systems and components and adding redundant finished water storage capacity.	11/12/2025	New	3/12/2026	6/10/2026	$ 125,000	$ 995,000	$ 9,320,000	$ 10,440,000	$ 10,440,000	$ 5,220,000	$ 5,220,000	SAHM	SAHM
3	415	Bradenton	4103B	27.48333	-82.58333	No	57,076	$ 60,964	6280296	Planning, Design, and Construction	Alternative Soure Water Evaluation, interconnections, distribution, aquifer storage and recovery, and SCADA	11/12/2025	New	3/12/2026	6/10/2026	$ 640,000	$ 3,200,000	$ 39,780,000	$ 43,620,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	412	Dade City	51044	28.36351	-82.19154	No	16,625	$ 63,041	6510424	Planning, Design, and Construction	Replacement of the WTP building damages during Hurricane Milton	11/12/2025	New	3/12/2026	6/10/2026	$ 46,450	$ 278,750	$ 2,671,350	$ 2,996,550	$ 2,996,550	$ 2,996,550	$ -	SAHM	SAHM

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	410	Newberry	01082	29.63500	-82.61639	Yes	7,977	$ 100,513	2010207	Planning, Design and Construction	Installation of redundant distribution mains and looping, elevate storage tank construction, and improve water pressure	11/12/2025	New	3/12/2026	6/10/2026	$ 280,000	$ 1,680,000	$ 16,290,000	$ 18,250,000	$ 18,250,000	$ 9,125,000	$ 9,125,000	SAHM	SAHM
3	400	Tampa	2902I	28.02500	-82.42900	No	739,910	$ 72,514	6290327	Planning, Design and Construction	1-Hillsborough River Reservoir Dam Remediation; 2-Potable Water Interconnects Project	11/12/2025	New	3/12/2026	6/10/2026	$ 550,000	$ 850,000	$ 18,600,000	$ 20,000,000	$ 20,000,000	$ 10,000,000	$ 10,000,000	SAHM	SAHM
3	400	Punta Gorda	08034	26.97500	-81.88750	No	35,855	$ 79,291	6080051	Planning, Design, and Construction	Expansion of RO WTP from 4 to 8 MGD.	11/12/2025	New	3/12/2026	6/10/2026	$ 3,000,000	$ 1,000,000	$ 52,000,000	$ 56,000,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	400	Groveland	35068	28.64410	-81.80373	No	20,621	$ 92,258	3350476	Planning, Design and Construction	This project would install redundant distribution system components in critical sections of the City to improve pressure, volume, and emergency response. Improve and augments the interconnections between the City of Groveland and City of Mascotte to provide improved pressure and volume for emergency interconnections between the communities. It will also evaluate possible connections with Clermont to the east and Howey in the Hills to the north	8/13/2025	New	12/11/2025	3/11/2026	$ 200,000	$ 600,000	$ 6,960,000	$ 7,760,000	$ 7,760,000	$ 3,880,000	$ 3,880,000	SAHM	SAHM
3	400	Island Water Association, Inc.	36031	26.44269	-82.11136	No	13,082	$ 122,730	5360146	Planning, Design, and Construction	Redundant transmission main to Captiva, subaqueous water main crossing to Captiva Island, and a 16-inch water main parrallel to existing water mains. Reverse Osmosis electric components upgrade	11/12/2025	New	3/12/2026	6/10/2026	$ 300,000	$ 4,000,000	$ 30,370,000	$ 34,670,000	$ 34,670,000	$ 17,335,000	$ 17,335,000	SAHM	SAHM
3	400	Hamilton County	24040	30.49854	-83.08703	Yes	7,331	$ 47,696	2244150	Planning, Design, and Construction	Replace the existing 250,000 gpd water treatment plant (PWS ID: 2244150) with a 150,000 GPD RO/NF (Reverse Osmosis / Nanofiltration) treatment system and storm hardened system facility.	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 720,000	$ 7,200,000	$ 8,040,000	$ 8,040,000	$ 8,040,000	$ -	SAHM	SAHM
3	397	Mulberry	53125	27.91269	-81.97833	Yes	3,952	$ 24,613	6531237	Planning, Design, and Construction	1-Drinking WTP (DWTP) and well SCADA comms system; 2-north DWTP ground storage tank and chemical storage/feed systems; 3-north DWTP entrance road hardening; 4-DWTP redundant high service pump; 5-DWTP hardening/ expansion of the north WTP ops building	11/12/2025	New	3/12/2026	6/10/2026	$ 250,000	$ 1,150,000	$ 11,731,500	$ 13,131,500	$ 13,131,500	$ 13,131,500	$ -	SAHM	SAHM
3	378	Eagle Lake	53094	27.97888	-81.75894	Yes	3,382	$ 70,208	6534234	Planning, Design and Construction	Rehabilitation of WTP 1 and Green Acres Water Production Facility, and improvements as a receiving station for Polk Regional	11/12/2025	New	3/12/2026	6/10/2026	$ 50,000	$ 2,505,575	$ 30,066,900	$ 32,622,475	$ 32,622,475	$ 32,622,475	$ -		
3	376	Lake Region Mobile Home Owners, Inc.	53170	28.06528	81.64444	Yes	585	$ 50,991	6530995	Planning, Design, and Construction	Installation of stand-by generator at main WTP, replacement and securing of chlorine tank, well pump replacement and electrical system upgrades.	11/12/2025	New	3/12/2026	6/10/2026	$ 13,500	$ 27,000	$ 409,500	$ 450,000	$ 450,000	$ 450,000	$ -	SAHM	SAHM
3	367	St. Petersburg	52066	27.82749 27.83300	-82.72969 -82.67250	No	267,102	$ 73,118	6521715	Planning, Design, and Construction	1-Oberly High Service Pump Station (HSPS) pumping, storage, & generator upgrades; 2-Washington Terrace HSPS pumping & storage conversion and replacement; 3-continue expansion of smart meter program.	11/12/2025	New	3/12/2026	6/10/2026	$ 2,800,000	$ 11,200,000	$ 101,376,000	$ 115,376,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	358	Apopka	4802C	28.69257	-81.51072	No	147,782	$ 95,703	3480200	Planning, Design, and Construction	New water treatment on the Golden Gem Rd, backup generators, and inter-connections with Mount Dora and Orange County	11/12/2025	New	3/12/2026	6/10/2026	$ 500,000	$ 4,000,000	$ 35,200,000	$ 39,700,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	357	Big Bend Water Authority	15055	29.67325	-83.37214	Yes	5,250	$ 48,208	2621102	Planning, Design, and Construction	High service pumps and emergency generator for 75,000 storage tank, water line replacement, construction of an 150,000 elevated storage tank, new water distribution, new well field and WTP in Steinhatchee, isolation valves and meters to locate water loss leaks.	11/12/2025	New	3/12/2026	6/10/2026	$ 200,000	$ 1,119,650	$ 19,353,950	$ 20,673,600	$ 20,673,600	$ 20,673,600	$ -	SAHM	SAHM

TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	356	Starke	04024	29.93861	-82.12083	Yes	5,796	$ 46,291	2040211	Planning, Design, and Construction	Rehab existing water production and treatment facilities, additional elevated storage with system looping, booster pumps, floodproofing of component structures and waterproofing of electrical equipment and circuitry, SCADA system, secondary set of high service pumps, new chemical building with chemical storage tanks and pump skids.	11/12/2025	New	3/12/2026	6/10/2026	$ 363,580	$ 1,817,900	$ 21,094,640	$ 23,276,120	$ 23,276,120	$ 23,276,120	$ -	SAHM	SAHM
3	354	Eastpoint	19100	29.74515	-84.88958	Yes	2,498	$ 61,327	1190236	Planning, Design, and Construction	New AST, booster pumps, chlorine booster station, backup generators, replacement of pump and VFD at well #3	11/12/2025	New	3/12/2026	6/10/2026	$ 100,000	$ 120,960	$ 1,735,660	$ 1,956,620	$ 1,956,620	$ 1,956,620	$ -	SAHM	SAHM
3	350	Fruitland Park	35083	28.85681	-81.90806	Yes	8,325	$ 78,359	3350427	Planning, Design and Construction	The installation of emergency standby generators and automatic transfer switches at	11/12/2025	New	3/12/2026	6/10/2026	$ 347,004	$ 1,388,016	$ 17,542,980	$ 19,278,000	$ 19,278,000	$ 9,639,000	$ 9,639,000		
3	319	High Springs	01053	29.82550	-82.58975	Yes	6,215	$ 80,793	2010201	Planning, Design, and Construction	Installation of back-up generators to service pump stations (water production facility) during extreme weather events. waterproofing electrical components and circuitry, and floodproofing/sealing structures to prevent floodwater penetration and SCADA	11/12/2025	New	3/12/2026	6/10/2026	$ 435,000	$ 1,740,000	$ 16,930,000	$ 19,105,000	$ 19,105,000	$ 9,552,500	$ 9,552,500	SAHM	SAHM
3	314	Fort Myers	3604K	26.50052	-81.75459	No	97,372	$ 61,894	5360102	Planning, Design, and Construction	Relocation of 6 water wells outside of flood prone areas.	11/12/2025	New	3/12/2026	6/10/2026	$ 500,000	$ 800,000	$ 46,700,000	$ 48,000,000	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	312	Sopchoppy	65021	30.08375	-84.38779	Yes	12,658	$ 62,813	1650612	Planning, Design, and Construction	Rehabilitate two existing wells, add a new well and pumping station to the Old High School Site and upgrade or extend 99,100 linear feet of 12" potable water line.	11/12/2025	New	3/12/2026	6/10/2026	$ 120,000	$ 3,833,000	$ 39,825,500	$ 43,778,500	$ 35,139,169	$ 35,139,169	$ -	SAHM	SAHM
3	307	Bartow	53025	27.92569	-81.91946	No	21,501	$ 66,944	6530315	Planning, Design, and Construction	Replacement of the primary water treatment plant generator to ensure continued water treatment capacity during power loss; Installation of emergency power at the standby well to restore full fire flow capabilities during outages; and Construction of a Lakeland-Bartow interconnect to establish a resilient, regional backup supply and enhance system redundancy.	11/12/2025	New	3/12/2026	6/10/2026	$ 207,150	$ 414,300	$ 4,757,340	$ 5,378,790	$ 5,378,790	$ 5,378,790	$ -	SAHM	SAHM
3	300	Manatee County	41015	27.48800	-82.36151	No	441,095	$ 79,524	6411132	Planning, Design, and Construction	Construction of two groundwater (GW) production wells and place a 20-inch raw water transmission main, parallel to the current water transmission main	11/12/2025	New	3/12/2026	6/10/2026	$ 2,625,000	$ 6,300,000	$ 60,375,000	$ 69,300,000	$ 35,139,169	$ 17,569,584	$ 17,569,584	SAHM	SAHM
3	300	Clermont	3514D	28.54944	-81.74806	No	48,621	$ 79,789	3350215	Planning, Design, and Construction	Construct a 2.0 MG Ground Storage Tank at Greater Hills WTP. Replace High Service Jockey Pumps at Sunburst Lane WTP and Greater Hills WTP with Full-Size High Service Pumps. Johns Lake Road Water Main: 4,000-lf of 12-in water main from existing 16-in main at C.W. Harrell Road & Sunburst Lane to existing 8-in main at Johns Lake Road and Friendship Road. East Tank Hwy 50 Improvements: 6,500-lf of 12-in water main from existing 16-in main at East Elevated Storage Tank to existing 16-in main near Greater Hills WTP on State Road 50.New 300 kW generator for Well #4 and East elevated storage tank. Generator is 25 years old and reaching end of expected life. Dual containment fuel tank has rusted through risking the potential for water in fuel supply or fuel leak outside of containment. Generator enclosure has been patched up previously and has rusted through in multiple locations exposing unit to adverse weather. This generator provides backup power to a supply well for the Greater Hills Water Treatment Plant and East elevated tank. The communications gear housed in and on	11/12/2025	New	3/12/2026	6/10/2026	$ 300,000	$ 1,440,000	$ 13,920,000	$ 15,660,000	$ 15,660,000	$ 7,830,000	$ 7,830,000	SAHM	SAHM

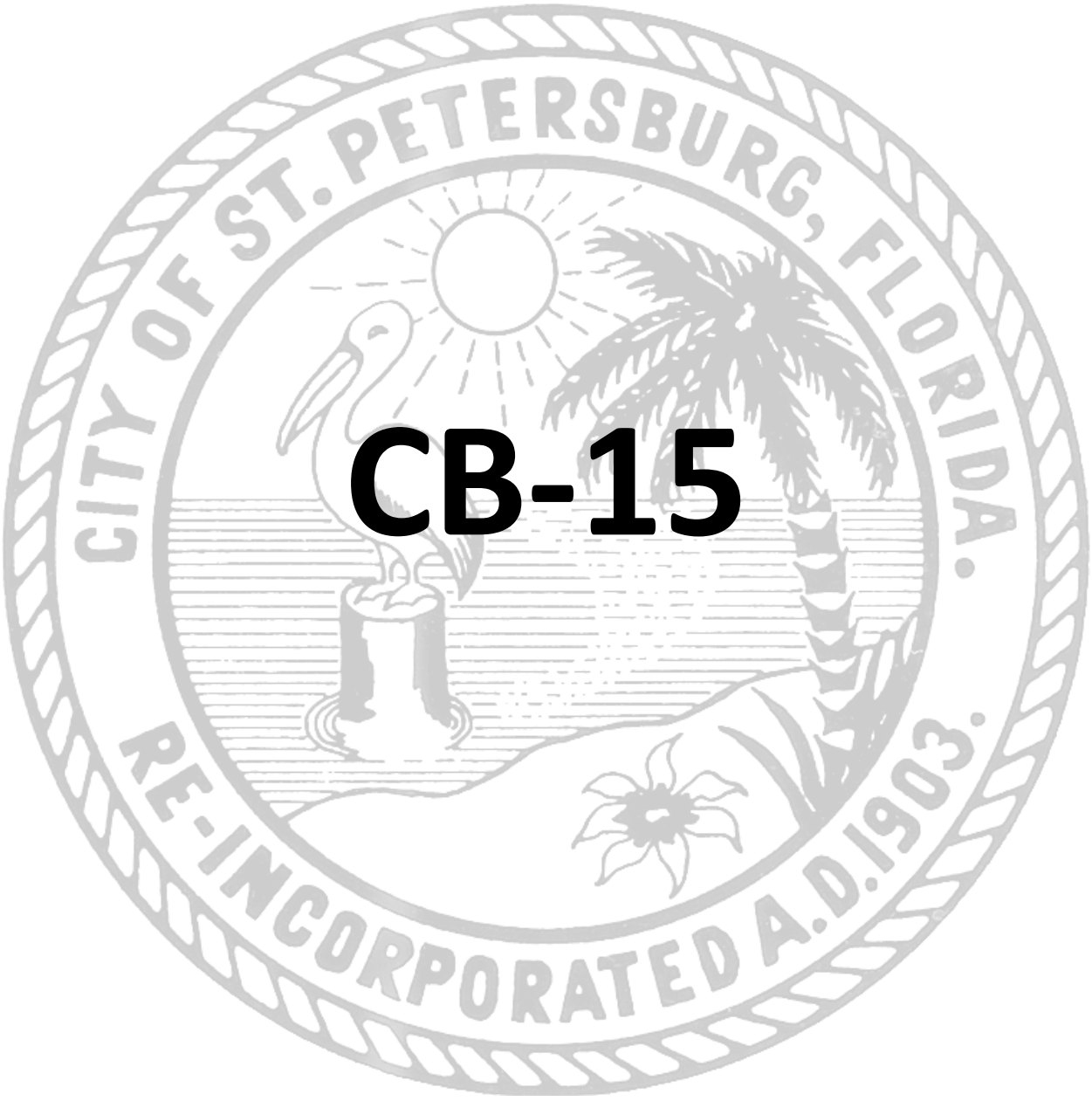
TIER	PRIORITY SCORE	APPLICANT	PROJECT NUMBER	LATITUDE	LONGITUDE	SMALL COMMUNITY	POPULATION	MEDIAN HOUSEHOLD INCOME	WATER SYSTEM IDENTIFICATION NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	ADOPTION DATE	LOAN TYPE	LOAN APPLICATION DEADLINE	AGREEMENT DEADLINE	REQUESTED PLANNING AMOUNT	REQUESTED DESIGN AMOUNT	REQUESTED CONSTRUCTION AMOUNT	TOTAL REQUESTED LOAN AMOUNT	AUTHORIZED LOAN AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID	IUP EQUIVALENCY APPROPRIATION	IUP SUBSIDY APPROPRIATION
3	300	Umatilla	35077	28.93419	-81.64390	Yes	10,762	$ 67,206	3351402	Planning, Design, and Construction	Expansion of WTP #2: new production well, pump and controls; new 500,000 gallon ground storage tank; high service pumps and building; SCADA	11/12/2025	New	12/11/2025	3/11/2026	$ 200,000	$ 207,421	$ 3,476,639	$ 3,884,060	$ 3,884,060	$ 3,884,060	$ -	SAHM	SAHM
															Totals:	**$ 22,879,901**	**$ 85,138,767**	**$ 1,091,724,004**	**$ 1,199,742,672**	**$ 844,671,000**	**$ 701,450,900**	**$ 143,220,100**		

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DRINKING WATER STATE REVOLVING FUND SUPPLEMENTAL APPROPRIATION FOR HURRICANES HELEN AND MILTON AND HAWAI'I WILDFIRES
CAPITALIZATION GRANT PRIORITY LIST
WAITING PORTION

Draft For: 11/12/2025

PRIORITY SCORE	APPLICANT	PROJECT NUMBER	PROJECT TYPE	PROJECT DESCRIPTION	WAITING LIST AMOUNT	PRINCIPAL FORGIVENESS AMOUNT	AMOUNT TO BE REPAID
853	Perry	62029	Planning, Design, and Construction	Construct new hardened WTP No. 3; abandon obsolete WTP No. 1; construct new Well No. 8 to create redundancy; rehab Well No. 3; replace city-wide asbestos-cement and aging metal water mains; install new city-wide meters for improved leak detection.	$ 93,240,831	$ 93,240,831	$ -
451	Waccasassa Water and Wastewater Cooperative	38122	Design, and Construction	Design and construct Waccasassa Water and Wastewater Cooperative (W3C) water plant and associated water main; water plant improvements for the Town of Otter Creek; resiliency and hardening improvements at Cedar Key Water and Sewer District's Water Treatment Plant, inland wellfield site, and across the water distribution system.	$ 28,233,861	$ 28,233,861	$ -
443	Daytona Beach	6409D	Planning, Design, and Construction	Brennan WTP Storm Hardening and Resiliency Project. This project will replace the entire electrical system, including the stand-by generators, with newer and more efficient equipment that will be designed to provide built-in redundancy to harden the electrical system from storm related impacts. The project will also include floodproofing of the electrical facilities to ensure wind-driven rain or flood from rainfall are unable to enter the electrical facilities.	$ 7,435,831	$ 7,435,831	$ -
419	Bay Laurel Center CDD	42120	Planning, Design, and Construction	Construction of Phase 1 of Water Treatment Plant (WTP) No. 4	$ 56,360,831	$ 56,360,831	$ -
415	Bradenton	4103B	Planning, Design, and Construction	Alternative Soure Water Evaluation, interconnections, distribution, aquifer storage and recovery, and SCADA	$ 8,480,831	$ 8,480,831	$ -
400	Punta Gorda	08034	Planning, Design, and Construction	Expansion of RO WTP from 4 to 8 MGD.	$ 20,860,831	$ 10,430,416	$ 10,430,416
367	St. Petersburg	52066	Planning, Design, and Construction	1-Oberly High Service Pump Station (HSPS) pumping, storage, & generator upgrades; 2-Washington Terrace HSPS pumping & storage conversion and replacement; 3-continue expansion of smart meter program.	$ 80,236,831	$ 40,118,416	$ 40,118,416
358	Apopka	4802C	Planning, Design, and Construction	New water treatment on the Golden Gem Rd, backup generators, and inter-connections with Mount Dora and Orange County	$ 4,560,831	$ 2,280,416	$ 2,280,416
314	Fort Myers	3604K	Planning, Design, and Construction	Relocation of 6 water wells outside of flood prone areas.	$ 12,860,831	$ 12,860,831	$ -
312	Sopchoppy	65021	Planning, Design, and Construction	Rehabilitate two existing wells, add a new well and pumping station to the Old High School Site and upgrade or extend 99,100 linear feet of 12" potable water line.	$ 8,639,331	$ 8,639,331	$ -
300	Manatee County	41015	Planning, Design, and Construction	Construction of two groundwater (GW) production wells and place a 20-inch raw water transmission main, parallel to the current water transmission main	$ 34,160,831	$ 17,080,416	$ 17,080,416
				Totals:	**$ 355,071,672**	**$ 285,162,010**	**$ 69,909,662**

The following page(s) contain the backup material for Agenda Item: A resolution approving a rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787); approving a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031); approving a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268); and providing an effective date.
Please scroll down to view the backup material.



CB-15

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

SUBJECT: A resolution approving a rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787); approving a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031); approving a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268); and providing an effective date.

EXPLANATION: Two Heating, Ventilation and Air Conditioning (HVAC) units serving the gymnasium at Walter Fuller Recreation Center have been out of service since November 2025 and require immediate replacement to support upcoming camp programming. The work will be performed by Air Mechanical & Service Corp. under an existing City maintenance services contract. The requested $24,700 will fund the remaining cost required to complete the replacement.

RECOMMENDATION: Administration recommends approval of the rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787); approving a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031); approving a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funding, $200,000, has been previously appropriated in the City Facility HVAC Replacement FY26 Project (21268). Additional funding will be available following the recission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787); the approval of a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031); and the approval of a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268).

ATTACHMENTS: Resolution

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A RESCISSION OF AN UNENCUMBERED APPROPRIATION IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) IN THE AMOUNT OF $24,700 FROM THE RECREATION CENTER IMPROVEMENTS PROJECT (19787); APPROVING A TRANSFER IN THE AMOUNT OF $24,700 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), RESULTING FROM THE ABOVE RECISSION, TO THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $24,700 FROM THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031), RESULTING FROM THE ABOVE TRANSFER, TO THE CITY FACILITY HVAC REPLACEMENT FY26 PROJECT (21268); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, two heating, ventilation, and air conditioning (HVAC) units serving the gymnasium at Walter Fuller Recreation Center have been out of service since November 2025 and require immediate replacement to support upcoming camp programming; and

WHEREAS, funding for the replacement of two HVAC units will be available after (i) a rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787), (ii) a transfer in the amount of $24,700 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above recission, to the City Facilities Capital Improvement Fund (3031) and (iii) a supplemental appropriation in the amount of $24,700 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the City Facility HVAC Replacement FY26 Project (21268); and

WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $24,700 from the Recreation Center Improvements Project (19787) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY26:

Recreation and Culture Capital Improvement Fund (3029)	($24,700)
Transfer to: City Facilities Capital Improvement Fund (3031)	$24,700

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, the following supplemental appropriation for FY26:

City Facilities Capital Improvement Fund (3031)	
City Facility HVAC Replacement FY26 Project (21268)	$24,700

This Resolution shall become effective immediately upon its adoption.

LEGAL:

00877642.docx

DEPARTMENT:

BUDGET:

Approvals - gcc
Report • Printed on March 12, 2026

Approved

3/26 Council - Walter Fuller - Supplemental Approp v2

Attachments

Walter Fuller - Supplemental A
https://stpete1-my.sharepoint.com/:

Final status: Approved

CT **Step 3: Approved by**
Claude Tankersley 3/12/2026 2:10:49 PM

SM **Step 2: Approved by**
Stacey McKee 3/12/2026 11:26:22 AM

BP **Step 1: Approved by**
Brejesh Prayman 3/12/2026 11:22:34 AM

SJ **Requested by**
Sarah B. Johnson 3/12/2026 11:15:31 AM

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 25-02-BC/W(A) to the architect/engineering agreement dated November 13, 2025 between the City of St. Petersburg, Florida and Brown and Caldwell (Corporation) ("A/E") for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035 (ECID Project No. 26150-130; Oracle Nos. 21460 and 21461); and providing an effective date.
Please scroll down to view the backup material.

CB-16

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 25-02-BC/W(A) to the architect/engineering agreement dated November 13, 2025 between the City of St. Petersburg, Florida and Brown and Caldwell (Corporation) ("A/E") for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035 (ECID Project No. 26150-130; Oracle Nos. 21460 and 21461); and providing an effective date.

EXPLANATION: Since 2019, the Northwest Water Reclamation Facility (NWWRF) and the Northeast (NEWRF) have transferred Waste Activated Sludge (WAS) to the Southwest Water Reclamation Facility (SWWRF) for biosolids treatment. This project will provide backup emergency storage for WAS at both NWWRF and NEWRF in the event the SWWRF cannot receive the WAS or there is an issue with conveyance.

This project will include a retrofit of existing and decommissioned digesters at each facility into WAS holding tanks, including the installation of piping connections for feeding and withdrawing sludge. The project will also include the demolition of the existing drying pads at both facilities due to optional inefficiency and will be redesigned to accommodate current and future usage. These updates were recommended by the St. Pete Water Plan to provide backup for the biosolids-to-energy facility, if needed as well as to replace outdated infrastructure.

A Design Criteria Package (DCP), approximately 30% drawings, site surveys, and a geotechnical report were developed by the A/E in 2021 for a Fixed Price Design Build delivery (Project No. 20070-111), and identified the scope of work as well as funding required. Budget has been allocated for this project and, as such, this project is moving into final design. Project drawings and specifications will be advanced and developed for construction.

On November 13, 2025, the City of St. Petersburg, Florida and Brown and Caldwell ("A/E") entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Potable, Wastewater & Reclaimed Water projects.

Task Order No. 25-02-BC/W(A) in the amount of $311,035 shall provide professional engineering services including but not limited to project management, design, public outreach, permitting, and bid phase assistance. Task Order includes a $55,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 25-02-BC/W(A) includes the following phases and associated not to exceed costs respectively:

Task Order	Project Management	$ 25,524.00
	Design	$173,187.00

Public Outreach	$ 12,336.00
Permitting	$ 25,680.00
Bid Phase Assistance	$ 19,308.00
Allowance	$ 55,000.00
Total	**$311,035.00**

A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 25-02-BC/W(A) to the architect/engineering agreement dated November 13, 2025 between the City of St. Petersburg, Florida and Brown and Caldwell (Corporation) ("A/E") for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035 (ECID Project No. 26150-130; Oracle Nos. 21460 and 21461); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NW Sludge Tank #4 Modification FY26 Project (21460) and WRF NW Drying Pad Upgrade FY26 Project (21461).

ATTACHMENTS: Resolution
Task Order No. 25-02-BC/W(A)

RESOLUTION 2026-__ ____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 25-02-BC/W(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED NOVEMBER 13, 2025 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND BROWN AND CALDWELL (CORPORATION) ("A/E") FOR A/E TO PROVIDE PROJECT MANAGEMENT, DESIGN SERVICES, PUBLIC OUTREACH, PERMITTING SERVICES, AND BID PHASE ASSISTANCE SERVICES RELATED TO THE NWWRF & NEWRF SLUDGE HOLDING TANK MODIFICATIONS AND DRYING PADS IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $311,035 (ECID PROJECT NO. 26150-130; ORACLE NOS. 21460 AND 21461); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Brown and Caldwell (Corporation) ("A/E") executed an architect/engineering agreement on November 13, 2025 for A/E to provide professional services on a continuing basis for work of a specified nature as outlined in the agreement related to miscellaneous Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, Administration desires to issue Task Order No. 25-02-BC/W(A) for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035, which amount includes a $55,000 allowance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Task Order No. 25-02-BC/W(A) to the architect/engineering agreement dated November 13, 2025 between the City of St. Petersburg, Florida and Brown and Caldwell (Corporation) ("A/E") for A/E to provide project management, design services, public outreach, permitting services, and bid phase assistance services related to the NWWRF & NEWRF Sludge Holding Tank Modifications and Drying Pads Improvements Project in an amount not to exceed $311,035.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

00877251.docx

DEPARTMENT:

MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Brown & Caldwell
Task Order No. 25-02-BC/W(A) in the amount of $311,035.00

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

   The project involves design, permitting and bidding of miscellaneous professional services for Potable, Wastewater, & Reclaimed Water projects.

   Brown & Caldwell has satisfactorily completed the design criteria package of the NWWRF & NEWRF Sludge Holding Tank Modifications.

   Brown & Caldwell has satisfactorily completed similar work under and is familiar with the City Standards.

   Brown & Caldwell has significant experience in the design, permitting and construction phase activities of wastewater facilities.

   This is the second Task Order issued under the 2025 Master Agreement.

TASK ORDER NO. 25-02-BC/W(A)
NWWRF & NEWRF SLUDGE HOLDING TANK MODIFICATIONS
AND DRYING PAD IMPROVEMENTS
POTABLE, WASTEWATER & RECLAIMED WATER PROJECTS
CITY PROJECT NO. 26150-130

This Task Order No. 25-02-BC/W(A) is made and entered into this _____ day of _____, 2026, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER PROJECTS dated November 13, 2025 ("Agreement") between Brown and Caldwell ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

Since 2019, the Northwest Water Reclamation Facility (NWWRF) and the Northeast Water Reclamation Facility (NEWRF) have transferred Waste Activated Sludge (WAS) to the Southwest Water Reclamation Facility (SWWRF) for biosolids treatment. This project will provide backup emergency storage for WAS at both NWWRF and NEWRF in the event the SWWRF cannot receive the WAS or there is an issue with conveyance. This project will include retrofit of existing and decommissioned digesters at each facility into WAS holding tanks, including installation of piping connections for feeding and withdrawing sludge. The project will also include the demolition of the existing drying pads at both facilities due to spill deficiencies and will be redesigned to accommodate current and future usage. These updates were recommended by the St. Pete Water Plan to provide relief for the biosolids-to-energy facility, if needed and to replace outdated infrastructure.

A Design Criteria Package (DCP), approximately 30% drawings, site surveys, and a geotechnical report were developed by Brown & Caldwell in 2021 for a Fixed Price Design Build delivery (City Project No. 20070-111). The project was put on hold and since then, market conditions and some siting locations have changed. Project Drawings and Specifications will be advanced and developed to 100% for construction.

II. SCOPE OF SERVICES

Task 1 – Project Management

The work proposed in this task will establish the project's goals and objectives, sustain project activities required as part of the administrative and management elements of the project, such as project meetings, including review meetings, coordination meetings, apply quality control activities, prepare, and submit monthly invoices and monthly progress reports.

Task 1.1 Project Management

The A/E will establish the protocols and administrative framework for monitoring and managing the project.

Project Schedule, Budget and Monthly Invoices – The A/E will prepare and manage project schedule and budget. The A/E will also prepare monthly invoices and progress reports in accordance with City's standards for billing of work performed by the A/E.

Task 1.2 Meetings

The A/E will hold and attend project meetings as defined here.

Project Kickoff Meeting – The A/E will facilitate a project kickoff meeting to confirm goals and objectives, identify roles and responsibilities and communication protocols with the department. The A/E will prepare meeting agenda, PowerPoint presentation and then prepare and submit draft and final meeting minutes. A field site visit with the City staff at the project sites will also be conducted.

Internal Team Meetings – The A/E will conduct internal project kickoff and coordination meetings that align the design team including all disciplines, management, and quality control staff, discuss and resolve design issues and pending issues and action items.

Task 2 – Design

Task 2.1 Preliminary Design Drawings Review

The A/E will conduct a coordination meeting to discuss the previously developed DCP and any changes that may be required. The A/E will submit draft and final meeting summaries.

Task 2.2 Quality Control and Assurance Activities

The A/E will manage, coordinate, and conduct Quality Control and Assurance activities at 60%, 90%, 100% and Bid Ready deliverable milestones. The A/E will provide a log with each design milestone delivery.

Task 2.3 60% Design

The A/E will address City's comments on the 30% design, submit comment log, and prepare design drawings and specifications to a level of detail representative of a 60% Design based on City's latest standards and templates.

The City will review the A/E's design within two (2) weeks from the date of design submittal. At the end of the two-week review period, the A/E will conduct a review meeting to discuss City's review comments and produce draft and final meeting minutes.

Task 2.4 90% Design

The A/E will address City's comments on the 60% design, submit comment log, and prepare design drawings and specifications to a level of detail representative of a 90% Design.

The A/E will prepare a 90% Basis of Estimate (BOE) Report that will be attached to the cost estimate. The BOE Report will consist of the following:

- Description of the major assumptions and sources included in the estimate.
- Description of excluded items and percentages used.

- Class 1 OPCC cost estimate

The City will review the A/E's design within two (2) weeks from the date of design submittal. At the end of the two-week review period, the A/E will conduct a review meeting to discuss City's review comments and produce draft and final meeting minutes.

Task 2.5 100% Design

The A/E will address City's comments on the 90% design submit comment log and prepare design drawings and specifications to a level of detail representative of a 100% Design.

The A/E will prepare a 100% Basis of Estimate (BOE) Report that will be attached to the cost estimate. The BOE Report will consist of the following:

- Description of the major assumptions and sources included in the estimate.
- Description of excluded items and percentages used.
- Class 1 OPCC cost estimate

The City will review the A/E's design within two (2) weeks from the date of design submittal. At the end of the two-week review period, the A/E will conduct a review meeting to discuss City's review comments and produce draft and final meeting minutes.

Task 2.6 Bid-Ready Design Package

The A/E will address comments received from the City, submit comment log, and prepare electronic signed and sealed drawings and specifications to a level of detail representative of a bid-ready design.

Task 3 – Public Outreach

The A/E will review the City's requirements for public outreach and prepare for, including preparing a PowerPoint presentation, sign-in sheet and attend for up to two (2) public outreach meetings. The A/E assumes that one of the two public engagement meetings will occur around the 60% design stage, and the second meeting will occur during 90% design stage. The City shall be responsible for setting up both public outreach meetings. The A/E assumes that each public outreach meeting will be approximately one (1) hour long each.

Task 4 – Permitting

Task 4.1 Florida Department of Environmental Protection (FDEP)

The A/E will coordinate with the FDEP and conduct a project review meeting with the FDEP and City to confirm that no FDEP permit application for Minor Revision to a Wastewater Facility or Activity Permit (Form 62-620.910(9) is required for the project. The A/E will prepare an exemption request for the planned activities. The City will pay any FDEP exemption fees. The A/E will also apply for a FDEP Environmental Resource Protection (ERP) permit exemption request by filling out Form 62-330.050(1) – Request for Verification of Exemption. The City will pay any FDEP ERP fees.

Task 4.2 City of St. Petersburg Building Department

The City's preliminary building permit, as required, shall be applied for and obtained by the A/E. The construction contractor is responsible to obtain the final construction permit from the City's Building Department. The A/E will conduct a pre-application meeting with the City's Building Department and have them review the Project design and provide comments via an preliminary building permit application. The A/E will address the building department comments, if any, and issue the Bid-Ready design documents for the project bid. The A/E will provide the required signed and sealed Contract Documents as required to obtain the preliminary permit. The City will be responsible for any fees associated with the Building Department review prior to the bid and the construction contractor will be responsible for any application fees associated with obtaining the final building permit.

Task 5 – Bid Phase Assistance

The A/E will provide the following limited bid phase services for the project:

- The A/E will attend a pre-bid conference as the City's engineering representative. The City will prepare and provide the meeting agenda and summary.
- The A/E will assist the City with preparing addendums. The City will forward requests for additional information (RAIs) technical questions for the A/E's response. The City will assemble received responses from the A/E and issue the addendums.
- The A/E will provide limited bid evaluation assistance. The City will be responsible for verifying the bid compliance with the City's and project's requirements as well as preparing and providing the A/E the project bid tab summary. A/E's assistance will include contacting Contractor references and providing a bid award recommendation letter.
- The A/E will prepare a conformed set of drawings and specifications based upon addendums issued during bid.

III. SCHEDULE

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

	Number of Days from NTP
Task 1 – Project Kickoff Meeting	14
Task 2.1 – Preliminary Design Drawings Meeting	28
Task 2.3 – 60% Design	75*
Task 2.4 – 90% Design	145*
Task 2.5 – 100% Design	190*
Task 2.6 – Bid Ready Design	225*
Task 3 – Public Outreach	350
Task 4 – Permitting	225
Task 5 – Bid Phase Assistance	350**

* Assumes 2 weeks for the City's Review of submitted Design Documents for providing comments

** Assumes 4 months for the project bid phase (including City's procurement department review) after bid-ready design is submitted.

IV. A/E'S RESPONSIBILITIES

- No construction phase services. If required, the City will issue a task order amendment.
- Record drawings shall be used to show demolition, modifications and any new work on existing systems.
- Photos of existing equipment and structures will be used to show demolition, modifications and new work on existing systems.

V. CITY'S RESPONSIBILITIES

- City to provide most recent project area survey, if available.
- City will provide as-builts and other project-related drawings
- City will pay any permit application fees

VI. DELIVERABLES

Task 1 – Project Management

- Monthly invoice and progress report
- Project Kickoff Meeting agenda, presentation materials, and meeting minutes (draft and final)

Task 2 - Design

- 60% Design Drawings (PDF and 3 hard copies, 11 x 17), Specifications, and comment log submitted in PDF for City review.
- 90% Design Drawings (PDF and 3 hard copies, 11 x 17), Specifications and comment log, and EOPCC submitted in PDF for City review.
- 100% Design Drawings (PDF and 3 hard copies, 11 x 17), Specifications, comment log and EOPCC submitted in PDF for City review.
- QA/QC logs for City comments received for each design deliverable.
- Bid Ready Signed and Sealed Design Drawings (PDF and 3 hard copies, 11 x 17), Specifications (PDF and 2 hard copy sets), and comment log submitted in PDF for City review.

Each hard copy to be delivered to NWWRF, NEWRF, and WRD.

Task 3 – Public Outreach

- Public Engagement meetings presentation in Microsoft PowerPoint format

Task 4 – Permitting

- Meeting summary for meeting(s) w/FDEP in PDF for City review.

Task 5 – Bid Phase Assistance

- Meeting summary for pre-bid conference in PDF
- Responses to Additional Information (RAIs) technical questions in PDF
- Bid Award recommendation letter in PDF.

VII. A/E'S COMPENSATION

For Tasks 1 through 5, the City shall compensate the A/E the lump sum amount of $256,035.

This Task Order establishes an allowance in the amount of $55,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount including the allowances is **$311,035**, per Appendix A.

VIII. PROJECT TEAM

Services will be provided by the A/E which will include, but may not be limited to, the following staff:

- Todd Bosso, Senior Project Engineer
- Anand Mody, Senior Project Manager
- Chris Dixon, Senior Project Engineer Structural
- Kevin Gangadhar, Senior Project Engineer Structural (EOR)
- Azad Shah, Senior Project Engineer Civil and Mechanical
- Chris Parker, Project Engineer III
- Kenneth Sesker, Senior Designer
- Ryan Manocchio, Senior Designer (Estimator)
- Natasha Troung, Project Engineer I
- Rhona Gonzales, Administrative Assistant

Completion of this work may require partnering with the following subconsultants:

- Hyatt Survey – Surveying / Subsurface Utilities Engineering
- Arehna – Geotechnical Engineering

IX. MISCELLANOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

_____
(Company Name)

By: _____
(Signature)

_____
(Printed Name and Title)

Date: _____

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

DATE: _____

ATTEST

By: _____
Chandrahasa Srinivasa, City Clerk

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
NWWRF NEWRF Sludge Holding Tank Modifications
And Drying Pads Improvements
Project No. 26150-130

I. Manpower Estimate: All Tasks

	Direct Labor Rates Classifications	Senior Project Manager	Senior Project Engineer	Seniro Project Engineer (Structural)	Senior Project Engineer (Structural EOR)	Senior Project Engineer (Civil & Mechanical)	Project Engineer II	Senior Designer	Senior Designer (Estimates)	Project Engineer I	Adminstrative Assistant	Total Hours	Labor Cost
	Direct Salary	$ 100.00	$ 105.00	$ 104.00	$ 83.00	$ 82.00	$ 52.00	$ 62.00	$ 67.00	$ 40.00	$ 33.00		
	Multiplier 3.0	$ 200.00	$ 210.00	$ 208.00	$ 166.00	$ 164.00	$ 104.00	$ 124.00	$ 134.00	$ 80.00	$ 66.00		
	Billing Rates[1]	$ 300.00	$ 315.00	$ 312.00	$ 249.00	$ 246.00	$ 156.00	$ 186.00	$ 201.00	$ 120.00	$ 99.00		
	TASK												
1	**Project Management**	**40**	**11**	**5**	**5**	**6**	**6**	**3**	**0**	**6**	**36**	**118**	**$ 25,524.00**
1.1	Project Management	30	6								36	72	$ 14,454.00
1.2	Meetings	10	5	5	5	6	6	3		6		46	$ 11,070.00
2	**Design**	**82**	**29**	**29**	**68**	**88**	**150**	**280**	**24**	**96**		**846**	**$ 173,187.00**
2.1	Preliminary Design Drawings Review	6	2	2			6					16	$ 3,990.00
2.2	Quality Control and Assurance Activities	8	20	20								48	$ 14,940.00
2.3	60% Design	24	2	2	24	28	48	100		28		256	$ 50,766.00
2.4	90% Design	24	2	2	20	24	40	80	16	24		232	$ 46,554.00
2.5	100% Design	12	2	2	16	20	32	60	8	24		176	$ 34,398.00
2.6	Bid Ready Design Package	8	1	1	8	16	24	40		20		118	$ 22,539.00
3	**Public Outreach**	**16**	**16**				**16**					**48**	**$ 12,336.00**
4	**Permitting**	**28**	**8**		**8**	**24**		**24**		**20**		**112**	**$ 25,680.00**
4.1	Florida Department of Environmental Protection (FDEP)	12	4		4	8				8		36	$ 8,784.00
4.2	City of St Petersburg Building Department	16	4		4	16		24		12		76	$ 16,896.00
5	**Bid Phase Assistance**	**24**	**2**	**2**	**6**	**12**	**8**	**20**		**12**		**86**	**$ 19,308.00**
	Totals	**190**	**66**	**36**	**87**	**130**	**180**	**327**	**24**	**134**	**36**	**1210**	**$256,035.00**

II. Fee Calculation

Task	Labor Cost	Expenses[2]	Subconsultant Services	Mark-up on Subconsultant Services[3]	Total Cost Without Allowance
1	$25,524.00	$0.00	$0.00	$0.00	$25,524.00
2	$173,187.00	$0.00	$0.00	$0.00	$173,187.00
3	$12,336.00	$0.00	$0.00	$0.00	$12,336.00
4	$25,680.00	$0.00	$0.00	$0.00	$25,680.00
5	$19,308.00	$0.00	$0.00	$0.00	$19,308.00
Total	$256,035.00	$0.00	$0.00	$0.00	$256,035.00

III. Fee Limit

Lump Sum Cost	$256,035.00
Allowance[4]	$55,000.00
Total:	**$311,035.00**

IV. Notes:

1. Rates and Multipier per contract.
2. Includes expenses for:
3. Includes 10 percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.

Approvals - gcc
Report • Printed on March 12, 2026

Approved

3/26 Council - Brown & Caldwell - WRF Sludge Tanks - Task Order

Attachments

Brown & Caldwell - WRF Sludg
https://stpete1-my.sharepoint.com/:l

Final status: Approved

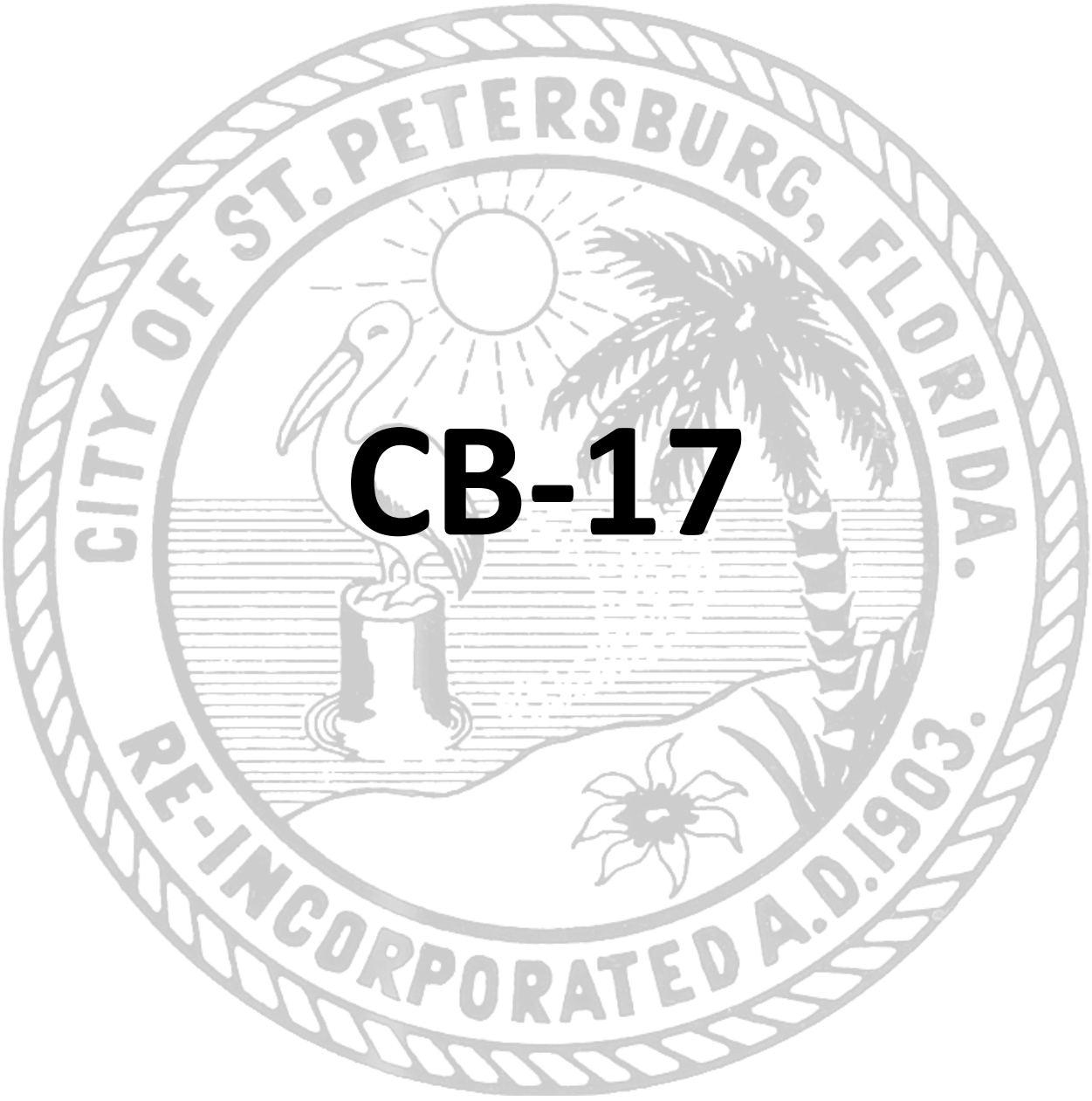
CT **Step 3: Approved by**
Claude Tankersley 3/12/2026 2:10:22 PM

SM **Step 2: Approved by**
Stacey McKee 3/12/2026 11:02:14 AM

BP **Step 1: Approved by**
Brejesh Prayman 3/12/2026 10:50:58 AM

SJ **Requested by**
Sarah B. Johnson 3/11/2026 3:04:42 PM

The following page(s) contain the backup material for Agenda Item: A resolution confirming the reappointment of Roger Key, Amy Keith, and Nikki Barfield as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028; confirming the appointment of Emily Knight, Janeen Martin, and Dr. Neil Bajwa as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028; and providing an effective date.
Please scroll down to view the backup material.



CB-17

st.petersburg
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MEMORANDUM

Council Meeting of March 26, 2026

TO: Honorable Chair Lisset Hanewicz and Members of City Council

FROM: Mayor Kenneth T. Welch

RE: Confirming the reappointment and new appointments of members to the Social Services Allocations Committee

I respectfully request that Council confirm the reappointments of Roger Key, Amy Keith and Nikki Barfield, to serve as regular members of the Social Services Allocations Committee, with their terms expiring on September 30, 2028. They were originally appointed on March 2, 2023, and their terms expired September 30, 2025. They have provided exemplary service.

In addition to this recommendation, I am also recommending the following three residents as new regular members of the Social Services Allocations Committee:

Emily Knight

Janeen Martin

Dr. Neil Bajwa

The terms for each of these appointments will be effective through September 30, 2028. A copy of the resumes for all these individuals has been provided to the City Clerk's office for your information and review.

KW/hr

Attachments

cc: Amy Foster, Housing and Neighborhood Services Administrator

Avery Slyker, Housing and Community Development Director

Helen Rhymes, Social Services Planning Manager

Resolution No. ____

A RESOLUTION CONFIRMING THE REAPPOINTMENTS OF ROGER KEY, AMY KEITH, AND NIKKI BARFIELD AS REGULAR MEMBERS TO THE SOCIAL SERVICES ALLOCATIONS COMMITTEE, EACH TO SERVE A TERM ENDING SEPTEMBER 30, 2028; CONFIRMING THE APPOINTMENT OF EMILY KNIGHT, JANEEN MARTIN, AND DR. NEIL BAJWA AS REGULAR MEMBERS TO THE SOCIAL SERVICES ALLOCATIONS COMMITTEE, EACH TO SERVE A TERM ENDING SEPTEMBER 30, 2028; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida allocates funds for use by social service agencies that benefit the citizens of St. Petersburg; and

WHEREAS, the Social Services Allocations Committee ("Committee") is a nine-member advisory committee that was created by City Council to review applications for social action funding and make recommendations for funding; and

WHEREAS, Roger Key, Amy Keith, and Nikki Barfield each served a previous term on the Committee that expired September 30, 2025; and

WHEREAS, Roger Key, Amy Keith, and Nikki Barfield have expressed their interest in being reappointed as regular members to the Committee to serve another full term; and

WHEREAS, Emily Knight, Janeen Martin, and Dr. Neil Bajwa have expressed their interest in being appointed as regular members to the Committee to serve a full term; and

WHEREAS, these appointments and reappointments are each for a three-year term, ending September 30, 2028.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the reappointment of Roger Key, Amy Keith, and Nikki Barfield as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028.

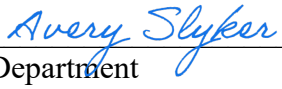
BE IT FURTHER RESOLVED that this Council hereby confirms the appointment of Emily Knight, Janeen Martin, and Dr. Neil Bajwa as regular members to the Social Services Allocations Committee, each to serve a term ending September 30, 2028.

This resolution shall become effective immediately upon its adoption.

Approvals:



Legal



Department

Roger Key
228 14th Ave NE
St. Petersburg, FL 33701
keydrop@bellsouth.net

Managing Director/Wealth Advisor

Passionate wealth management professional with 30+ years of proven problem-solving experience. Successful at leading a team of credentialed wealth management professionals as they proactively managed more than $1.7 billion in investment assets and served a select group of high-net-worth families. We customized wealth plans for each client's unique financial situation helping their families explore the true meaning of wealth(well-being).

Career Accomplishments

- Achieved #1 Client Advisor status at SunTrust Wealth Management.
- Selected to receive the SunTrust Performance Award for exceptional business growth and client service.

Professional Experience

- Truist/SunTrust Wealth-Managing Director-Atlanta, GA	2004-2021
- Wachovia Wealth Management-Vice President-Atlanta, GA	1999-2003
- Robinson-Humphrey/Smith Barney-Vice President-Atlanta, GA	1985-1999

Community

- Atlanta Botanical Garden Board Member
- Atlanta Youth Academy Board Chair
- Great Atlanta Community Foundation Professional Advisor Leadership Institute
- Metropolitan Atlanta Red Cross Board Member

Education

Brown University
BA-Political Science 1978

AMY LOUISE KEITH, MPA

1121 13th Street North, St. Petersburg, FL 33705
amylkeith@gmail.com • +1 646 417 2063 • linkedin.com/in/amylkeith

SUMMARY

- 20+ years of U.S. and international non-profit management experience
- Proven coalition-building and advocacy skills successfully influencing a wide range of actors
- Excellent program development and grant writing track record, with over $35 million funded

WORK EXPERIENCE

COMMON CAUSE — Jun 22-Present

Program Director, Florida

- Lead Common Cause's work in Florida.
- Co-lead the Florida Election Protection Coalition, coordinating nonpartisan poll monitoring and voter protection across 40+ partners and supporting operation of 866-OUR-VOTE hotline.
- Analyze election policy and administration and develop advocacy to improve voter access.
- Represent Common Cause Florida with state and local officials and the media.

EMPATH HEALTH — Jan 20-May 22

Grants Director, Suncoast Hospice Foundation, Clearwater-Florida

- Responsible for public and private grant acquisition and contract management for Empath Health affiliate organizations, including HIV and sexual health services, housing assistance, hospice, mental health care, and care for people struggling with aging and serious illness.
- Led proposal development and program design, securing over $8 million in grant funding.
- Researched and wrote community health needs assessments to support program strategy.

INDEPENDENT CONSULTANT — May 17-Dec 19

Policy, Program Development and Research for Non-Profit Organizations

- **League of Women Voters of Florida**, Jan-Dec 19: Co-author and lead researcher for community-based study on civic engagement in the City of St. Petersburg, Florida.
- **Equality Florida**, Mar 19-Dec 19: Advisory services on grant management, scoping for new funding opportunities, and developing proposals and reports for major donors.
- **InterAction**: Oct-Dec 19: Researched and developed best practices for the management and operation of NGO coordination/advocacy coalitions in humanitarian and refugee crises.
- **Institute of International and Strategic Relations (IRIS-Paris)**, Jun-Sep 19: Co-author and researcher for a global report on the future of financial assistance for crisis-affected people.
- **Malteser International**, Mar-May 19: Support development of grant proposals to the U.S. Bureau of Population, Refugees and Migration (BPRM) in response to the Venezuelan refugee crisis.
- **International Rescue Committee**, Feb-Apr 18: Conducted a scoping assessment on natural disaster response needs and gaps in communities where IRC implements U.S. refugee resettlement programs.
- **Oxfam**, May 17-Feb 18: Interim lead for policy analysis, advocacy strategy, and research for Lebanon. Wrote white papers and advocacy reports on refugee rights and economic justice.

ACTION AGAINST HUNGER — Apr 18-Dec 18

Humanitarian Analyst, Inter-Agency Research & Analysis Network (IARAN), Remote

- Lead author, analyst, and researcher for a global report on the influence of crisis-affected people on decision-making in international humanitarian and refugee response.

DANISH REFUGEE COUNCIL Oct 13-Feb 17

Coalition Coordinator, Lebanon Humanitarian INGO Forum (LHIF), Beirut-Lebanon

- Headed a coalition of 35 international NGOs responding to the Syrian Refugee Crisis, successfully establishing LHIF as a credible and effective voice on refugee rights in Lebanon.
- Developed and wrote advocacy strategies, policy analysis, and briefings on refugee issues.
- Organized coalition members and partners around common advocacy priorities and strategies.

MALTESER INTERNATIONAL Feb 11-Feb 13

Program Coordinator, Crisis Recovery & Disaster Risk Management, Islamabad-Pakistan

- Managed 8 community-based programs across four flood- and earthquake-affected provinces, funded by the European Union, German government, and Swiss government.
- Oversaw program implementation, a budget of $2.5 million, and a team of 17 staff.
- Co-led a coalition of international and local organizations working on disaster risk reduction.

UNITED METHODIST COMMITTEE ON RELIEF (UMCOR) Jan 10-Jan 11

Head of Field Office & USAID Program Coordinator, Vavuniya-Sri Lanka

- Oversaw implementation of 15 sub-grant projects under an $8.9 million USAID umbrella grant program for humanitarian assistance to internally displaced people and new returnees.
- Supervised team of 14 staff and managed Field Office finance, logistics, and security.
- Represented a coalition of international NGOs within the UN humanitarian coordination structure.

INTERNATIONAL RESCUE COMMITTEE (IRC) 1999-2009

- Regional Operations Advisor for the Middle East, Amman-Jordan, Nov 08-Jun 09
- Operations Officer, Headquarters-New York, Jul 07-Nov 08
- Grants Coordinator, Khartoum-Sudan, Aug 04-Jun 05
- Grants Manager, Baku-Azerbaijan, Jan 03-Jul 04
- Human Resources Manager, UNHCR Refugee Protection Capacity Project, Geneva, Nov 01-Dec 02
- Human Resources Administrator, Headquarters-New York, Sep 99-Oct 01

RELEVANT VOLUNTEER SERVICE

- **League of Women Voters of the St Petersburg Area**, May 18-Present
  Vice President, since May 20.
- **Euclid St. Paul Neighborhood Association**, Dec 20-Present
  Board Member, since Jan 22.

EDUCATION

- **Columbia University, School of International and Public Affairs**, New York, NY
  Master of Public Administration (MPA), May 07
- **Bates College**, Lewiston, ME
  Bachelor of Arts (BA) in Philosophy, May 99, *magna cum laude*, Phi Beta Kappa

RECENT PUBLICATIONS

- Grove, Linsey, Amy Keith, Susan Paterson, Jennifer Vaquero and Julie Kessel, "*St Petersburg Civic Health Study*." League of Women Voters of the St Petersburg Area, 2020
- Contributing author and researcher for Inter-Agency Research and Analysis Network (IARAN), "*The Future of Financial Assistance*." The CALP Network, 2019
- Lead author and researcher for Inter-Agency Research and Analysis Network (IARAN), "*From Voices to Choices: Expanding crisis-affected people's influence over aid decisions*." 2018

NIKKI BARFIELD

LICENSED CLINICAL SOCIAL WORKER

P 727-432-2230 E nikkibarfield@yahoo.com A 2857 52nd Avenue S St. Petersburg, Fl 33172 L www.linkedin.com/in/nblcsw

SUMMARY

Licensed Clinical Social Worker (LCSW) with almost 25 years of clinical and administrative experience. Strong management expertise with large and small government (federal, state, local) agencies, non-profit organizations, for-profit entities, and religious service providers. Clinical experience includes providing independent services to children, adults, groups, and families.

FEDERAL GOVERNMENT EXPERIENCE

September until Present – Deputy Director Supportive Services for Veteran Families (SSVF) *GS-0343-14* (Supervisory Management Analyst)

December 2011 until September 2021
VISN 8 Network Homeless Coordinator: *GS-185-14*

June 2010 until December 2011
VISN 8 Health Science Specialist (Mental Health): *GS-601-13*

August 2007 until June 2010: *GS-185-13*
Bay Pines VA Medical Center Social Work Supervisor – Homeless Programs

August 2005 until August 2007: *GS-185-12*
Bay Pines VA Medical Center Grant and Per Diem Liaison

March 2000 until August 2005: *GS-185-9/11*
Social Worker – Primary Care and Homeless Programs

In summary, I have provided facility clinical services, VISN administrative (Regional) oversight for VISN, and assisted with National Program Administrative Oversight. Administrative oversight included the management of 25+ employees and budgets exceeding millions of dollars throughout the region and country.

FEDERAL LEADERSHIP REPRESENTATION (PAST & PRESENT)

- State of Florida Council on Homelessness Ex-Officio Member
- National VHA CARF Steering Committee Appointment
- Homeless Program Strategic Planning Committee Member
- Facilitator for weekly program workgroups

EDUCATION

Master of Social Work
Bachelor of Social Work
University of South Florida
Tampa, Florida

RELEVENT SKILLS

Florida LCSW (SW6684)
Qualified Supervisor
- Registered Social Worker Interns
- Registered Mental Health Interns

CARF Surveyor
- Behavioral Health
- Employment Community Services

Association of Social Work Board
- Item Writer
- Exam Committee Member

Certified Etiquette Instructor

KEY COMPETENCIES

- Strong communication skills (verbal and non-verbal)
- Skilled negotiator
- Adept in technology
- Ability to work autonomously
- Detail oriented
- Conceptionally skilled
- Expert consultant
- Collaborator

Professional Experience:

Deputy Director SSVF (Virtual)
Supervisory Management Analyst (GS-0343-14)
September 2021 until Present
June 2021 until September 2021 (Acting)

- Manages, executes and coordinate support activities for the Program office (20 FTE) and over 260 community grantees
- Support mission projects, tasks, actions, and program designed to implement national approaches towards ending homelessness
- Evaluates SSVF program operations through the analysis of qualitative and quantitative information from multiple data sources
- Serves as the principal advisor to the SSVF Program Office Director and Homeless Program Executive Director
- Oversees the competitive grant award process and operations
- Serves as the primary point of contact for program compliance and congressional mandates
- Responsible to direct the design, implementation, and maintenance of data systems to facilitate the grant award process, tracking of capital and per diem expenditures to address congressional mandates

VISN 8: Network Homeless Coordinator
Social Worker (GS-185-14)
December 2011 until September 2021

- Administrative oversight of Homeless Programs throughout VISN 8; 500+ FTEE, 40+ formal community providers, and almost 8,000 HUD-VASH Vouchers
- Participate in the development of plans to achieve performance targets, and strategic plans. This includes FTEE hiring, permanent housing, employment, and negative housing targets. Additionally, I work to ensure VISN achievement of national strategic goals: outreach, healthcare treatment, housing solutions & supportive services, community employment, community partnerships and administrative options.
- Provide verbal and written reports to individuals at all levels of the organization. This includes presentations to stakeholders at State Homeless Conferences, Executive Briefs and community meetings.
- Identify and propose solutions of problems which are of major importance to developing and planning program direction including the reduction of suicide, low-barrier services for chronically homeless, and navigating the system to ensure mental health and substance use needs are met.
- Coordinate and monitor the implementation of initiatives to expand or enhance programs
- Monitor $55M+ Homeless budget and analyze fiscal reports including Cost Distribution
- Provide consultation and policy interpretation guidance on Homeless Program Operations
- Facilitate, plan, organize, and direct workgroups monthly to ensure all levels to ensure equal input
- Maintain a professional working relationship with internal and external stakeholders (Veterans, community-based Homeless providers, government officials, VA facility leadership, etc.,)
- Lead the VISN the roll-out and provide emergency management oversight of the Live Process electronic system used for vulnerable populations at all facilities within VISN 8
- Perform on-site visits to review programs and environments of care providing consultation and recommendations for improvement to Leadership prior to departure and in a formal report

VISN 8 Administrative Officer (Mental Health)
Health Science Specialist (GS-601-13)
June 2010 until December 2011

Nikki Barfield
727-432-2230 or Nikkibarfield@yahoo.com

- Assisted the Mental Health and Homeless Program Managers with the coordination and direction of the operations of mental health services in the VISN
- Participated in developing plans to achieve National and VISN performance outcome metrics
- Maintained knowledge of and demonstrated experience in data systems and computer programs for retrieval and analysis of workload including Pro Clarity, DSS, VSSC, and Microsoft Applications
- Reviewed and contributed to reports and other presentations on program planning and evaluation
- Prepared VISN level business plans for mental health care, and treatment programs, and analyze management techniques, practices, process, and styles for improving effectiveness and efficiency
- Applied various analytic techniques, many of a complex nature
- Analyzed program workload, operation, and design by review of data and onsite inspection of facilities
- Provided monitoring and analysis of the Para suicidal Behavior report and other risk management reports
- Interpreted VISN and VHA objective and guidelines to help mental health staff achieve the VA mission
- Maintained communication with VISN management, medical center management and VACO program officials

Bay Pines VA: Social Work Supervisor, Grant & Per Diem Liaison, Social Worker
Social Worker (GS-185-9 to GS-185-12)
March 2000 until June 2010

- Planned and coordinated the delivery of comprehensive services within the Homeless and Mental Health Programs (20 FTEE-49 DRRTP Beds, 315 HUD-VASH Vouchers, 107 G&PD beds, 50 HCHV Contract beds, and HCHV Outreach, Post Traumatic Stress Disorder/Military Sexual Trauma, Suicide Prevention throughout a 5 County radius.
- Supervised 30 FTEE (6 GS-12, 15 GS-11, 3 GS-9, 4 GS-6,)
- Functioned independently to achieve objectives defined by the Medical Center Director in the coordination and direction of the operations of the Service Chiefs within Mental Health.
- Supervised MSW candidates for licensure.
- Provided consultation regarding start-up and oversight of Grant and Per Diem funded programs.
- Provided evidenced based individual, family, and group treatment to Veterans and/or families.
- Maintained a professional working relationship with internal and external stakeholders
- Performed site visits to provide consultation and recommendations for improvement.

Commission on Accreditation of Rehabilitation Facilities (CARF) Surveyor
Independent Contract Staff
May 2009 until Present

Using a peer-review process, community behavioral health organizations are reviewed to ensure they meet current accreditation guidelines. The review is completed using a consultative approach and final report is based upon standard compliance that ensure quality services are provided.

Association of Social Work Boards (ASWB) Item Writer
Independent Contract Staff
April 2009 until Present

Contracted to write questions for the ASWB. This exam is the cornerstone of the social work profession because it ensures minimum competency practice of social workers to help protect the public. Additionally, I have served as a 2yr term as an examination committee member reviewing items to ensure appropriateness and fairness and continue to assist ASWB in other volunteer capacities.

Manatee Glens Hospital: Associate Clinical Therapist – 2007 until 2010
Independent weekend clinical services to clients at the community mental health crisis stabilization unit.

Nikki Barfield
727-432-2230 or Nikkibarfield@yahoo.com

Children's Home Society Joshua House: Social Worker – 1999 until 2000
Provided clinical and case management services to foster children admitted to the group home program.

State of Florida Department of Juvenile Justice: Probation Officer – 1996 until 1999
Provided case management to juveniles sentenced to re-entry services post residential incarceration.

Community Volunteer Experience:

Jack and Jill of America, Inc. Member (2008 to Present)
- Served in various leadership roles within the local Suncoast Chapter. The organization is designed help make a difference in the community by providing programming for children and teens focused on cultural awareness, educational development, health, civic and social/recreational engagement.

RRCA Level One Certified Running Coach (2014 to Present)
- Provides consultation and guidance to runners looking to begin or improve running performance.

Certified Children's Etiquette Consultant (2019 to Present)
- Trained to teach children etiquette: conversation tips, basic manners and how to live graciously.

USATF (Track and Field) Official – Apprentice Level (2019 to Present)
- Certified to supervise track and field competition at the middle, high and collegiate levels.

Social Media Founder and Manager of Neighborhood Facebook Page: (September 2017 to Present)
- Created a space for neighbor communication and collaboration on social media.

YMCA Children's Sports Leagues Volunteer (2008 to 2018)
- Served as a youth coach for various sports (basketball, soccer, tee-ball)

Southside Soccer League Board Registrar Volunteer (2016 to 2018(
- Managed the leagues registration process for the recreational program.

Girls on the Run Volunteer Coach (2017)
- Coached girls (age 8-13) on running and girl empowerment lessons that can help impact their lives.

Guardian ad Litem Volunteer (1999 to 2003)
- Served as a volunteer court appointed advocate to investigate solutions that were in the best interest of the child removed from care.

Nikki Barfield
727-432-2230 or Nikkibarfield@yahoo.com

Emily Elizabeth Knight

Emily112601@gmail.com | (727) 219-3745
Saint Petersburg, Florida

Objective

Detail-oriented and driven nonprofit professional with experience in fundraising, donor stewardship, and managing projects for development teams, currently working toward earning my CFRE. I excel in building strong donor relationships and supporting development staff in strengthening donor engagement and expanding their donor base. Passionate about helping organizations grow their impact through effective donor relations, strategic project management, and thoughtful stewardship.

Education

University of South Florida | Saint Petersburg, Florida August 2020 – May 2025

- Bachelor of Arts and Science
  - Sociology
  - Women and Gender Studies

Experience

Development Project Coordinator
Community Action Stops Abuse | Saint Petersburg, Florida March 2025 - Present

- Lead year round development project management using Outlook and Asana to coordinate cross departmental workflows, track deadlines, and keep initiatives aligned with funding goals and program priorities.

- Manage all donor revenue operations as a Blackbaud Raisers Edge NXT certified administrator by processing gifts, maintaining accurate records, generating reports, and ensuring timely donor acknowledgments while supporting year over year revenue growth.

- Steward all new donors who give under 2,500 dollars and oversee in kind donations and third party fundraisers, strengthening donor relationships and supporting long term retention through consistent communication and follow up.

- Use data from Raisers Edge to maximize donor retention and engagement by identifying trends, segmenting donor groups, and generating new leads that support fundraising goals and connect more people with our mission.

Donor Gifts & Services Coordinator
Feeding Tampa Bay | Tampa, Florida (Seasonal Position) October 2024 - January 2025

- Accurately recorded, allocated, and reconciled donations in Salesforce; ensured data accuracy through audits while maintaining donor confidentiality and security.

- Generated personalized, tax-compliant acknowledgment letters; responded to donor inquiries with excellent customer service; fostered positive donor relationships.

- Utilized platforms like Asana/SalesForce to prioritize tasks; supported fundraising efforts across events, major gifts, corporate gifts, and grants teams; aligned acknowledgments with organizational campaigns and branding.

Grant Writer Intern
Keep Tampa Bay Beautiful | Tampa, Florida June 2024 – November 2024

- Identified and researched environmentally focused grants ranging from 4 to 6 figures to support various community-based initiatives.

- Crafted compelling grant proposals that align with funder guidelines and the organization's mission, resulting in increased funding opportunities.

- Maintained a detailed database of potential grant opportunities and submission timelines to ensure timely applications.

Jennan Reeder
B.S.W

1191 45th Ave NE St. Petersburg, FL 33703 813-997-1927
jenwright74@hotmail.com

Objective

To obtain a position in leadership with a community and family focused organization that provides services and assistance to at risk children and families in the local community.

Qualifications/Highlights

2001 **Bachelor of Science in Social Work -** Metropolitan State University - Denver, CO

- Social Services professional offering a successful 14+ year career in Child Welfare/Protection with a strong commitment to serving the needs of at risk youth, families and special-needs populations with a trauma informed/sensitive paradigm.
- Excels in program and organizational planning, with documented success overcoming challenges of limited resources and financial constraints to design high-quality, cost-effective and comprehensive service offerings.
- Skilled in building community support, key coalitions and strategic interagency partnerships with strengths in program, personnel and case management.
- Detail oriented with excellent written and verbal communication skills and problem solving abilities.

Specialized Training - Over 150 hours in child welfare from C. Henry Kempe National Child Abuse Center; Colorado Humane Society; Janet Dean, L.C.S.W (parent and child bonding);The University of Denver, Advanced Training in Effective Field Training from the University of South Florida Child Welfare Training Academy, Trauma Informed/Sensitive Care and Emotional regulatory healing from Julie Alvarado L.C.S.W, Family Finding Practices by Kevin Campbell, Florida Safety Methodology Practice Model

Certifications: Florida certified Child Welfare Trainer, Florida Certified Supervising for Excellence Trainer, Certified Trainer for Endless Dreams Curriculum developed by Casey Family Programs (Building Support for Youth in Foster Care)

Work Experience

Permanency Specialist

09/2019-07/2023- Devereux Advanced Behavioral Health

Permanency/Operations Related Support Services

- Assist management team in implementation and oversight of policies and procedures to ensure that case outcome measures comply with statutorily mandated benchmarks for safety, permanency and well-being for children and families under supervision as well as ensuring compliance with federal and state guidelines.
- Conduct reviews of permanency measures and compile data in order provide feedback on strengths and barriers to the Operations Program Director and Case Management Program Director.

Staff Development/Training and Mentoring

- Assist in training and mentoring/coaching of staff on practices and procedures related to case planning, permanency, family finding/family team conferencing, and case supervision.
- Model and facilitate a positive working environment that fosters

professional growth, personal initiative, and shared decision-making.

Community Collaboration

- Professional representation of the Lead Agency in the community and to community partners/stakeholders as indicated by the management team or Director of Operations to provide accurate reporting on child welfare outcomes for children and families in Hillsborough County

Operations Specialist/Director of Operations

07/2012- 11/2016- Eckerd Connects Operations Specialist

01/2018- 09/2019- Eckerd Connects Director of Operations

Assist and support Case Management Agencies in achieving timely permanency as set by DCF for children in families by removing barriers.

Program Contributions:

Permanency/Operations Related Support Services

- Assist management team in implementation and oversight of policies and procedures to ensure that case outcome measures comply with statutorily mandated benchmarks for safety, permanency and well-being for children and families under supervision as well as ensuring compliance with federal and state guidelines.

Community Collaboration

- Professional representation of the Lead Agency in the community and to community partners/stakeholders as indicated by the management team or Director of Operations to provide accurate reporting on child welfare outcomes for children and families in Hillsborough County

Director of Operations

11/2016-01/2018- Eckerd Connects

Directs and coordinates Operations services within a defined area of responsibility at Eckerd. Responsible for organizing, managing and evaluating the delivery of diverse program services in accordance with Eckerd policies, procedures, goals, and business plans.

Program Contributions:

Operations Management

- Provides leadership within the management team and the Project for a system of case intake and assignment and serves as liaison with the Department of Children and Families/MSO investigative staff.
- Assists the management team and the Project in designing a system of case closure and assists in the development of all reporting, data collection, and statistical analysis related to the Projects.
- Provides accurate, professional representation of foster care services to community groups, including speaking engagements and other public relation functions.
- Assists the management team and the Senior CBC Program Manager in developing and continuously reviewing/updating a comprehensive policies and procedures manual and quality improvement program for the Projects' service delivery system.

Adoption/ Permanency Specialist

01/2009 – 07/2012 Hillsborough Kids Inc Tampa, FL

Design and implementation of adoption and permanency practices that encompass Lead Agency mission to ensure safety and permanency of abused and neglected children and families by providing comprehensive services that promote strong families and life- long connections.

Program Contributions:

Design and Implementation of Lead Agency Policy and Procedure

- Assist in the development and maintenance of operating procedures (to include adoption) in accordance with federal law, Florida Statutes and Administrative Code, Florida Rules of Juvenile Procedure and Department of Children and Families Operating Procedures (CFOP).
- Design and implement monthly reports that monitor adoption contract measures, psychotropic medication oversight, supervisory reviews and other data collection/ reporting and oversight as indicated by management team or V.P of Operations.

Adoption/Post Adoption Support Services

- Serve as a point of contact for families seeking assistance post adoption to include review and submission of enhanced subsidy requests, community referrals and problem solving by managing difficult or emotional customer situations and to ensure post adoptive families receive prompt services and assistance with respect and dignity.

Training Specialist/Certified Child Welfare Trainer

Oct.2007- Dec. 2009 Gulf Coast Community Care, FL

Co-developed a training curriculum for new and existing staff based on Florida Statute, Florida Administrative Code, DCF Policy and CBC policy and procedure. Partnered with other agencies to develop an on-going training curriculum for the Florida Safe Families Network computer system.

Program Contributions:

- Provide and coordinate day-to-day training to employees according to the CBC and Gulf Coast training plan, serve as a resource regarding community resources, ensuring the transfer of learning from the classroom to the workplace, weekly policy training and professional skill-building for employees under direct supervision and as appropriate to all CBC employees. Other responsibilities in this area that are done effectively are to: develop trainings to ensure staff meet the measurable outcomes based on the objectives set by DCF, assist staff to appropriately manage caseloads and to model and facilitate a positive working environment that fosters professional growth, personal initiative, and shared decision-making.

Case Manager/Case Manager Supervisor

Dec. 2005- Oct.2007 Gulf Coast Community Care, FL

Progressed through a series of promotions, culminating in responsibility for supervising a team of 7 case managers. Develop and maintain strong community alliances with county/state agencies, police departments and youth-service programs.

Program Contributions:

- Provide direct supervision to Case Managers to ensure that all employees under direct supervision will perform their duties and evaluate them according to Agency and CBC policies and procedures.

- Ensure that team deadlines were met by maintaining a tracking log on a weekly basis and monthly reminders to each Case Manager. Attend and participate in staffing reviews, administrative reviews/staffings, judicial reviews, permanency staffings, school and CPT staffings, meetings on an as needed basis and monitored quality assurance issues.

Home & Community Based Medicaid Waiver Support Coordinator

Dec. 2005- Oct. 2007 Gulf Coast Community Care, FL

Program Contributions:

- Located & coordinated community, medical and mental health services for developmentally disabled individuals.
- Advocated for individualized services based on personal outcome measures interviews with clients and their support systems.

Care Manager/ Florida Certified Child Protection Worker

Nov. 2002-May 2004 Northside Mental Health/Hillsborough Kids Tampa**,** FL

Program Contributions:

- Conducted Safety and risk assessments, coordinated education, located and coordinated community, medical and mental health services for children in state foster care.

- Wrote Judicial Review court reports, Case Plans, risk and safety assessment, documented notes on all contacts with clients, providers and other community agencies in the statewide system Florida Safe Families Network (FSFN

Name: NEIL BAJWA, MD
Address: 204 16th Aven. North St. Petersburg, Fl 33704

Preferred Phone: (727)480-9784
Email Address:neilbaj@gmail.com

MEDICAL EDUCATION

Medical University of the Americas (Nevis/St. Kitts) 2003 - 2007
Internal Medicine Residency: Allegheny General Hospital, Pittsburgh PA 7/2007 - 6/2010
Fellowship Gastroenterology: Alle gheny General Hospital, Pittsburgh PA 7/2010 - 6/2013
Advanced Therapeutic Gastroenterology Fellowship: Methodist Hospital Brooklyn NY. 8/2013 - 07/2014

GRADUATE EDUCATION

Widener University Law School 2001-2002

UNDERGRADUATE EDUCATION

Washington and Jefferson College 1996-1997
University of Pittsburgh (BA - Political Science Major / Philosophy Minor) 1997-2001

Current Position
Physician Advanced Gastro and Liver Care 2014 to Present

Committees

Division Chief of Gastroenterology at St. Anthony Hospital 11/15 to 01/18
MQE Committee St Anthony Hospital 1/18-12/18
Quality Control Committee St Pete General Hospital. 1/19 to present

AWARDS

Golden Apple Award for Resident Teaching 2010
Chief Fellow, Department of Gastroenterology, Allegheny General Hospital 2012-2013

RESEARCH EXPERIENCE

Documenting Code Status: A Chart Review 2009. Presented at ACP 2008.
By Neil Bajwa, Harish Manyam, Dr. Abby Spencer

The Gallstone Story: Pathogenesis and Epidemiology. Practical Gastroenterology, September 2010.
By Neil Bajwa, Rajinder Bajwa, Ambrish Ghumman and Dr. R.M. Agrawal

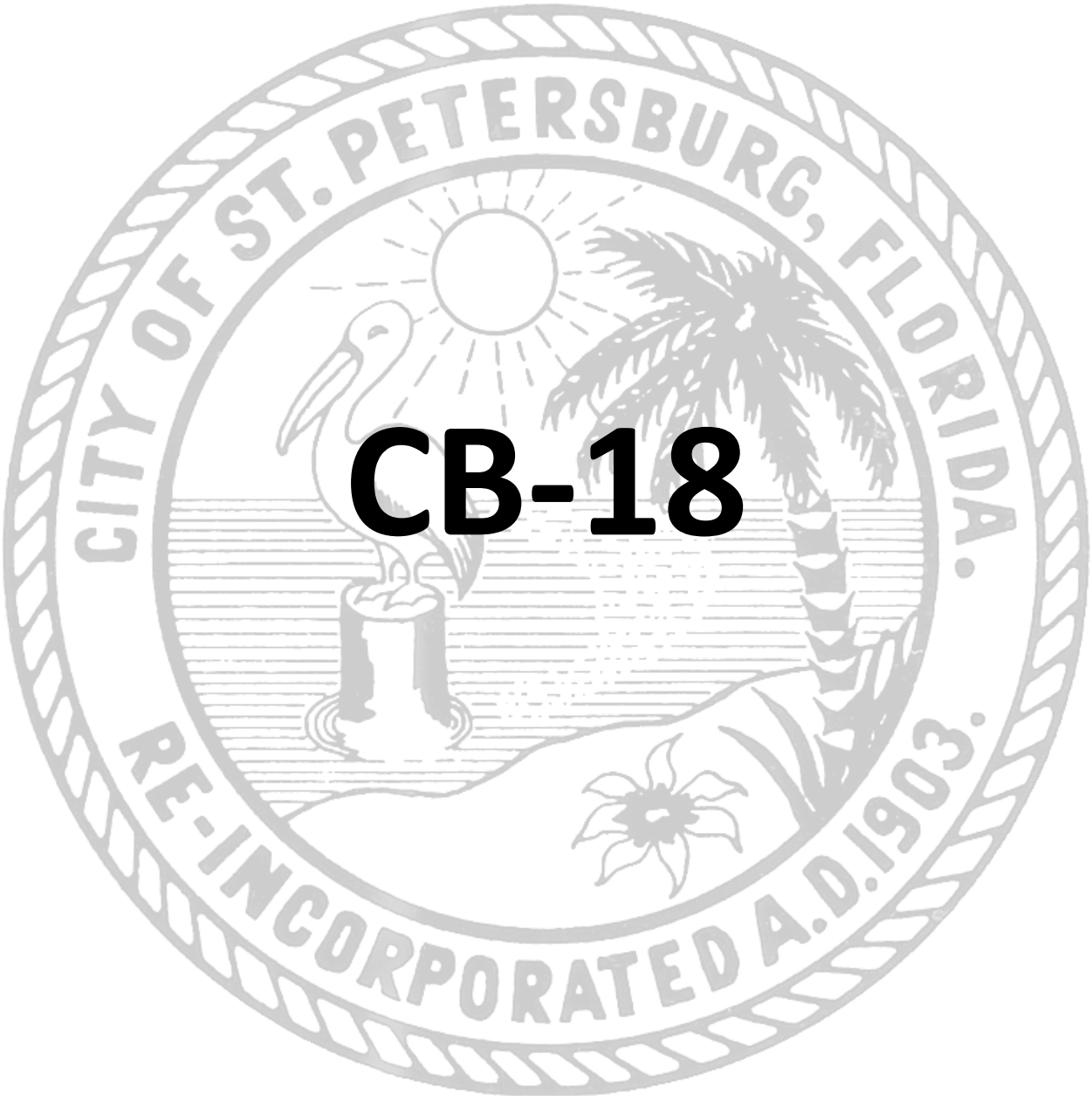
EXAMINATIONS

Internal Medicine - Board Certified 08/10/11
Gastroenterology - Board Certified 10/2015

VOLUNTEER

Pittsburgh Zoo 2000 - 2001
Countingdown.com (A Dreamworks Company) - Editor 2000 - 2007

The following page(s) contain the backup material for Agenda Item: Approving an amendment to the sub-recipient agreement dated June 6, 2024 between the City of St. Petersburg, Florida ("City") and Ready for Life, Inc. ("Sub-recipient") for Sub-recipient to administer a monthly cash disbursement pilot program for former foster youth not engaged in after care services (the "Youth Opportunity Grants Program") to extend the term of the Sub-recipient Agreement through December 31, 2026; authorizing the Mayor or his designee to execute the amendment; and providing an effective date.
Please scroll down to view the backup material.



CB-18

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 26, 2026

TO: The Honorable Lisset Hanewicz, Chair, and Members of City Council

SUBJECT: A resolution approving an amendment to the Sub-recipient agreement dated June 6, 2024 between the City of St. Petersburg, Florida ("City") and Ready for Life, Inc. ("Sub-recipient") for Sub-recipient to administer a monthly cash disbursement pilot program for former foster youth not engaged in after care services (the "Youth Opportunity Grants Program") to extend the term of the Sub-recipient Agreement through December 31, 2026; authorizing the Mayor or his designee to execute the amendment; and providing an effective date.

EXPLANATION: On June 6, 2024, the City of St. Petersburg entered into an agreement with Ready for Life, Inc. for the Youth Opportunity Grants Program, which provides monthly cash disbursements to former foster youth who need support in their transition to adulthood. This project is funded by American Rescue Plan Act (ARPA) dollars, the total award amount not to exceed $946,365, with an agreement expiration date of two years (June 5, 2026).

The original intent was to have the project completed within a two-year period, however the 2024 Hurricanes Helene and Milton created a delay in launching the first cohort of participants. Ready for Life continued to work on program operations, reviewing applications, onboarding participants, etc. during that time, however Cohort 1 was not able to launch until mid-December 2024. As a result, the start dates for Cohorts 2 and 3 were subsequently offset, with Cohort 2 launching April 2025 and Cohort 3 launching September 2025. Each cohort runs for 12 months, so Cohort 3 will not receive their final payment until August 2026. The evaluation team from the University of South Florida has an agreement in place with Ready for Life through October 2026, to allow time to complete final evaluation activities after Cohort 3 ends.

The existing agreement allows for an extension "by mutual written agreement of the Parties provided that any such extension is subject to all necessary approvals by the City Council of the City of St. Petersburg, and further provided that this Agreement may only be extended for the duration allowed by applicable Laws."

This extension request aligns with the ARPA expenditure deadline of December 31, 2026, the date by which all ARPA funds must be completely spent down. Ready for Life is on track to finalize program activities and spend down their remaining funds ahead of that deadline. Through January 2026, Ready for Life has spent $854,454.27, with $91,910.73 remaining on their contract.

Through this program, Ready for Life has onboarded 88 total participants into three cohorts – 28 in Cohort 1, 28 in Cohort 2, and 32 in Cohort 3 – which meets their contract requirement for total participants served. In addition to providing the $500 per month payment to each participant, Ready for Life also offers a variety of services to participants, including counseling, support groups, parenting programs, life skills training, and physical needs such as food, clothing, children's items, washer and dryer access, shower access, etc. While these 'extra' services are not required, the

majority of Youth Opportunity Grants participants do engage in these activities and access these supports. As cohorts end, Ready for Life offers continued supportive services to all participants if they are interested, as well as offer the opportunity for cohorts to continue gathering in peer group settings to continue the relationships and community that has been built during this program.

The USF evaluation team conducts final surveys and focus groups with each cohort to gather impact-related data, and a more robust impact report will be shared with City Council after all three cohorts end. Participants are sharing their individual impact stories as well, one of which was highlighted at the recent 2026 State of the City address. YOG participant Melina shared in her video that participating in this program allowed her to save up for a car, and talked about how important it is for foster youth "to have that chance to just be believed in, the goals you have aren't just going to be dreams anymore, you can actually see the possibilities because you have your whole team there with you and you have the funding to support it." Melina's powerful story demonstrates the lasting impact that this program can have on participants.

Extending Ready for Life's agreement will allow them to continue to serve existing Youth Opportunity Grants participants, close out all cohorts within the updated timelines, complete all evaluation activities, and provide final impact reporting to the City.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving an amendment to the Sub-recipient agreement dated June 6, 2024 between the City of St. Petersburg, Florida ("City") and Ready for Life, Inc. ("Sub-recipient") for Sub-recipient to administer a monthly cash disbursement pilot program for former foster youth not engaged in after care services (the "Youth Opportunity Grants Program") to extend the term of the Sub-recipient Agreement through December 31, 2026; authorizing the Mayor or his designee to execute the amendment; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the American Rescue Plan Act Fund (1018), Housing and Neighborhood Services Administration Department, Administration Division (080-1065), ARPA Youth Opportunity Grants Project (20233).

ATTACHMENTS:
Resolution
Amendment

APPROVALS:

Administration: _____ Budget: Kaitlyn Berger

RESOLUTION NO. 2026-___

APPROVING AN AMENDMENT TO THE SUB-RECIPIENT AGREEMENT DATED JUNE 6, 2024 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND READY FOR LIFE, INC. ("SUB-RECIPIENT") FOR SUB-RECIPIENT TO ADMINISTER A MONTHLY CASH DISBURSEMENT PILOT PROGRAM FOR FORMER FOSTER YOUTH NOT ENGAGED IN AFTER CARE SERVICES (THE "YOUTH OPPORTUNITY GRANTS PROGRAM") TO EXTEND THE TERM OF THE SUB-RECIPIENT AGREEMENT THROUGH DECEMBER 31, 2026; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and the Sub-recipient entered into a sub-recipient agreement on June 6, 2024 ("Agreement"), for Sub-recipient to perform and complete the Project (as defined in the Agreement), including, but not limited to, administering a monthly cash disbursement pilot program for former foster youth not engaged in after care services; and

WHEREAS, City Administration and the Sub-recipient now desire to amend the Agreement to extend the term through December 31, 2026 to allow the Sub-recipient additional time to complete Project activities; and

WHEREAS, funds in the amount of $946,365 have been previously obligated for the Project, and no additional funding for the extension is needed; and

WHEREAS, City Administration recommends approval of the amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an amendment to the sub-recipient agreement dated June 6, 2024, between the City of St. Petersburg, Florida and Ready for Life, Inc. ("Sub-recipient") for Sub-recipient to administer a monthly cash disbursement pilot program for former foster youth not engaged in after care services (the "Youth Opportunity Grants Program") to extend the term of the Sub-recipient Agreement through December 31, 2026 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the amendment.

This resolution shall become effective immediately upon its adoption.

APPROVALS:

Legal 00875218.docx

Administration

FIRST AMENDMENT TO
SUBRECIPIENT AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is made and entered into on this ___ day of _____ 2026, by and between Ready for Life, Inc. (the Sub-recipient") and the City of St. Petersburg, Florida ("City") (each a "Party" and collectively, the "Parties").

WHEREAS, the Parties entered into a sub-recipient agreement on June 6, 2024 ("Agreement"), for Sub-recipient to perform and complete the Project (as defined in the Agreement), including, but not limited to, administering a monthly cash disbursement pilot program for former foster youth not engaged in after care services; and

WHEREAS, the Parties now desire to amend the Agreement to extend the term through December 31, 2026 to allow the Sub-recipient additional time to complete Project activities

NOW, THEREFORE, for and in consideration of the foregoing recitals (which are hereby integrated into this First Amendment as an integral part hereof), the mutual promises, covenants, and conditions herein contained, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Paragraph 3 of the Agreement is hereby amended to read as follows:

   Term of Agreement. The term of this Agreement commenced on the Effective Date and will remain in effect until December 31, 2026 ("Term"), unless this Agreement is earlier terminated as provided for herein.

2. Any and all provisions of the Agreement not specifically amended by this First Amendment remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Sub-recipient and the City have caused this First Amendment to be executed by their duly authorized representatives on the date first above written.

SUBRECIPIENT:

By: _____

Print: _____

Title: _____

CITY OF ST. PETERSBURG, FLORIDA: **ATTEST**

(SEAL)

By: _____

Print: _____

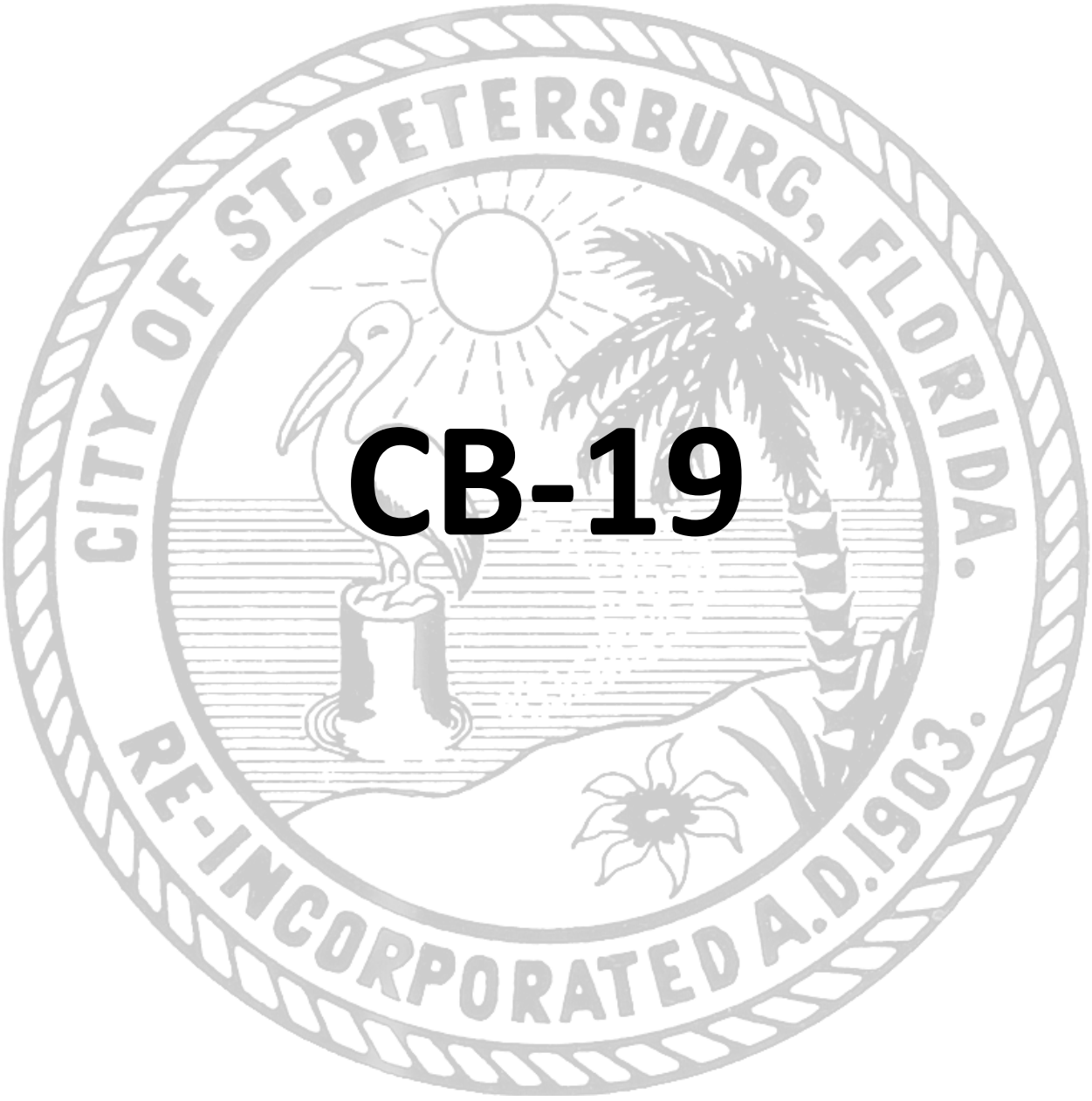
Title: _____

_____
City Clerk (Designee)

Approved as to Form and Content:

_____
City Attorney (Designee) 00875217.docx

The following page(s) contain the backup material for Agenda Item: A resolution approving the change in start time of the June 4, 2026 City Council Meeting from 9:00 AM to 1:30 PM; and providing an effective date.
Please scroll down to view the backup material.



CB-19

Resolution No. ____

A RESOLUTION APPROVING THE CHANGE IN START TIME OF THE JUNE 4, 2026 CITY COUNCIL MEETING FROM 9:00 AM TO 1:30 PM; AND PROVIDING AN EFFECTIVE DATE.

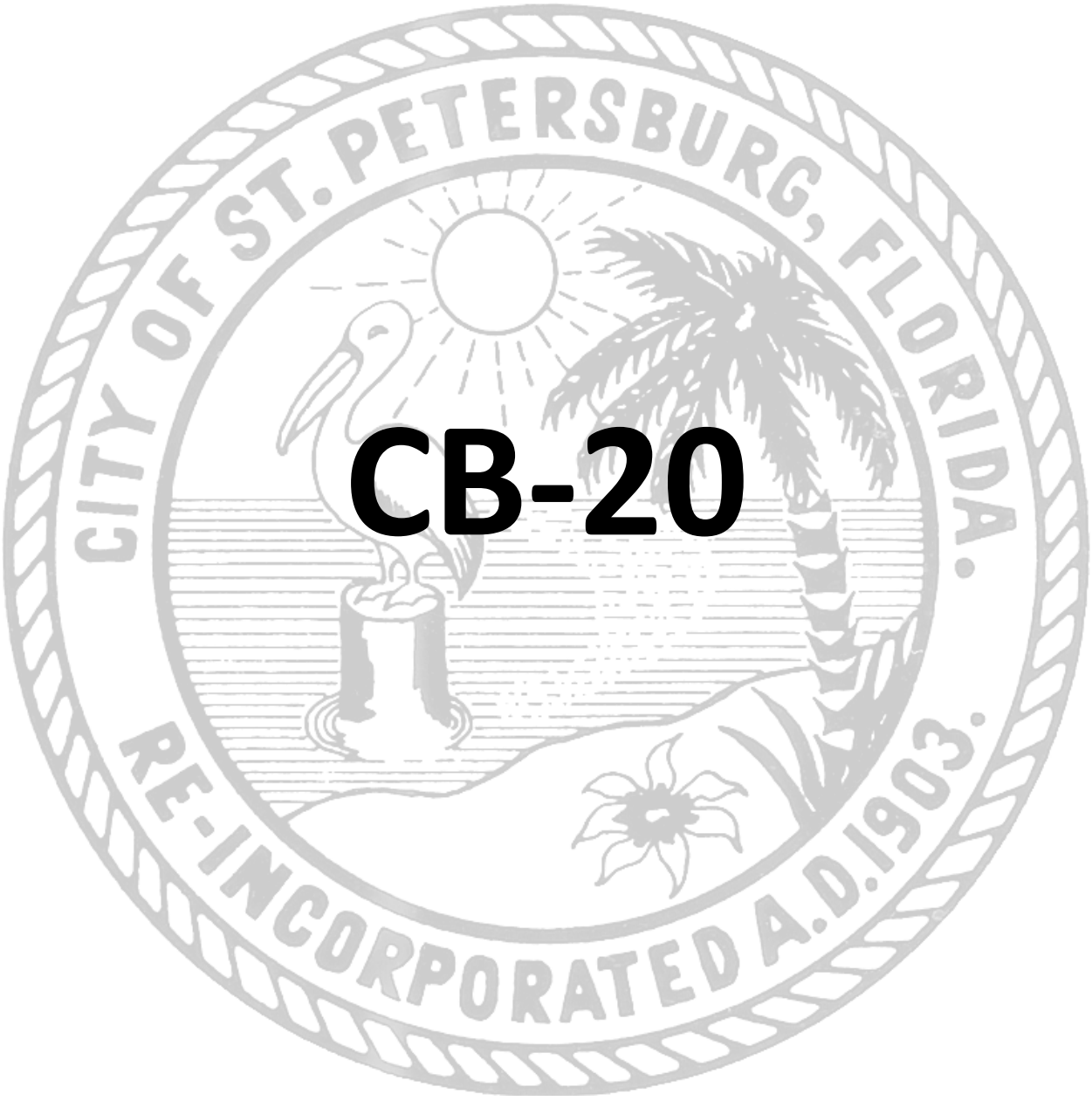
NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the change in start time of the June 4, 2026 City Council Meeting from 9:00 a.m. to 1:30 p.m. is hereby approved.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

*Jeannine S. Williams*_____
City Attorney or Designee
00875529

The following page(s) contain the backup material for Agenda Item: Housing, Land Use, and Transportation Committee Meeting Minutes (February 12, 2026)
Please scroll down to view the backup material.



CB-20

City of St. Petersburg
Housing, Land Use, and Transportation Committee
February 12, 2026 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Richie Floyd, Committee Vice-Chair Mike Harting, Council Member Brandi Gabbard, Council Member Gina Driscoll, and Council Member Corey Givens Jr (Alternate)

Absent: None

Also Present: Council Member Corey Givens Jr., Council Member Copley Gerdes, City Administrator Rob Gerdes, Planning and Development Director Derek Kilborn, Assistant City Attorney Isabella Sobel, Housing and Community Development Assistant Director Mark Vanlue, Deputy City Clerk Paul Traci

Staff Liaison: Cortney Phillips – City Council Legislative Aide

1) Call to Order – 8:30 AM
2) Approval of Agenda – CM Gabbard motioned for approval. All voted in favor.
3) Approval of January 15, 2026 Minutes – CM Gabbard motioned for approval. All voted in favor.
4) New Business – February 12, 2026

AHAC Updates: Specifically related to SunRunner TOD Planning Project Provided at the September 16, 2025 meeting – Planning and Development Director Derek Kilborn

In connection with the new business, Chair Floyd introduced Planning and Development Director Derek Kilborn who provided a PowerPoint presentation update regarding the forthcoming application for the SunRunner land use and zoning changes. Highlights of the presentation included:

- A look back at the 2012 adoption of the Central Avenue revitalization plan
- Timeline of adoption of the SunRunner and BRT stations
- Explanation of different station types and SunRunner BRT activity centers
- List of additional TOD supportive uses
- Overview of associated State preemptions
- Proposed BRT overlay to accommodate future TOD overlays, possibly connecting with SPARK bus services in the future
- Recommendations for land use and zoning changes for the SunRunner

CM Gabbard questioned what surrounding neighborhood feedback has been like, and what kind of feedback sessions have taken place. Mr. Kilborn responded that in early January information started to be sent out to registered contacts for neighborhood and business associations along the corridor. Central Oak Park has responded and requested staff to meet on 3/31. Updates from the Community Planning and Preservation meeting from 2/10 will be included in the presentation decks that will be made available to community members. CM Gabbard continued that while staff will meet with Central Oak Park on 3/31, the Development Review Commission will have a public hearing on 3/4. She feels it's imperative to have the balance of approaching community members as the process moves along, not just informing when action has already been taken. Chair Floyd discussed that as Central Oak Park is in his district, he does not share those concerns. He believes that they will be receptive to these recommendations as the neighborhood is interested having more activity along the Central Avenue Corridor and beyond.

CM Driscoll questioned why we're just now reaching out to neighborhoods, as it's important to demonstrate that we don't only care about future residents, but that we value current residents as well. Mr. Kilborn responded that this discussion has been going on for a number of years and started to pick up in 2022 with the SunRunner Rising Development Study which included a lot of neighborhood discussion and feedback. Based on that prior feedback and on the fact that this is proposed within the boundary of the existing activity center and it does not threaten to encroach into the residential portions of the adjacent neighborhoods, we felt that the initial feedback allowed us to proceed. CM Driscoll emphasized that more notice is needed if we can't to engage and stay within the timeline, as some of these neighborhoods only meet on a quarterly basis. CM Driscoll encouraged encompassing a full quarter mile area to be considered within the SunRunner BRT activity centers to encourage progress. Mr. Kilborn added that there are continued debates about this particular corridor and the need and demand for new construction, but what is physically being built is not always maxing out the development potential.

CM Driscoll inquired about the Affordable Commercial Space Program, and when it was introduced. Mr. Kilborn responded that it began in 2019 as part of the storefront conservation corridor overlay discussion. There was a physical element to the land use and zoning code, and then there was an operational element. The Affordable Commercial Space Program was part of the operational piece. CM Driscoll noted that she would like to stop using it as part of these plans, but that she would be interested in learning how a build-out could be incorporated.

CM Gerdes discussed that there are neighborhoods in District 1 that touch the SunRunner TOD project area that feel that the proposed changes strike a good balance, and that he's happy with the plan as well. He added that there is some concern about the maximum building heights in areas like 58th – 64th Street that face 1st Avenue North and South, but that for the most part, they would take that over encroaching into the neighborhoods.

CM Givens discussed that he would like Councilmembers to be informed when discussions are taking place with neighborhood associations. He noted that in the discussions he had been a part of, there have been concerns regarding the setback requirements from 20 feet to 10 feet. CM Givens asked if business associations have been included in the feedback process, Mr. Kilborn confirmed that they were.

Chair Floyd asked for more information on the idea that the BRT overlay could be expanded to include SPARK services. Mr. Kilborn replied that staff tried to set this overlay up so you can just plug in additional future TODs as they might come up. We anticipate that there will continue to be a discussion about this BRT overlay and if we go outside the lines already drawn, it will require additional map amendments. Depending on how it's done, we could just tweak this specific text section based on those amendments. Mr. Kilborn explained that for a hypothetical map amendment to be made, there needs to be an existing activity center boundary. If we were going to allow something such as commercial or multifamily within a quarter mile of that boundary, we would need to amend the map to add the quarter mile radius, because any text regulations are going to refer to that quarter mile radius on the map. We would then have to go through the normal process to develop a special area plan to show compliance with county wide rules, do a map amendment to the future land use map, and would likely have to do comprehensive plan text and land development regulation text amendments.

Chair Floyd asked about manufacturing and lab uses being allowable, as they are core jobs that we would want near transit. Mr. Kilborn responded that staff has interpreted the use, and we've seen a lot of clean operations come forward that are technically defined as light manufacturing but would be imperceptible if they were in an office storefront on a corridor. Chair Floyd added that he believes it's worth investigating what's possible regulatory wise in our neighborhoods, as light manufacturing in District 8 could easily resemble an office building and he wouldn't want to cut out those use possibilities. Chair Floyd went on to discuss his preference for outreach regarding parking in the TOD area and communicating to neighborhoods that private property can cause impacts when eliminating their own parking spaces.

CM Gabbard stressed that she would like to see grocery use included in supportive uses, as well as childcare facilities. She went on to agree with CM Driscoll that she would like to see a plan in which we can work parallel with future TOD changes and not have to take a few years to go through the Council process again. Mr. Kilborn noted that he understood CM Gabbard's concerns, and that we do try and take a holistic approach to rezoning on both sides of streetscapes.

CM Driscoll asked if staff has used ArcGIS in any of their planning with this process. Mr. Kilborne responded that we have not used ArcGIS, but we have used software in the past with our GIS staff to assist the Development Review Commission with special exception and site plan review proposals.

Committee Chair Floyd adjourned the meeting at 9:48 AM.

The following page(s) contain the backup material for Agenda Item: Public Services and Infrastructure Committee Meeting Minutes (February 12, 2026)
Please scroll down to view the backup material.

CB-21

City of St. Petersburg
Public Services and Infrastructure Committee
February 12, 2026, Meeting Minutes
City Hall, Room 100

Present: Committee Vice-Chair Mike Harting, Council Vice-Chair Richie Floyd, Council Member Copley Gerdes, and Council Member Gina Driscoll (Alternate)

Absent: Committee Chair Lisset Hanewicz

Also Present: City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, Managing Assistant City Attorney Macall Dyer, Community Enrichment Administrator Mike Jefferis, Recreation and Programming Superintendent Rick Craft, Recreation Programs Manager Lucinda Grant, City Development Administrator James Corbett, and Deputy City Clerk Jordan Wilson.
Support Staff: Elisabeth Moore – City Council Legislative Aide

1. Call to Order – 9:57 AM
2. Approval of Agenda – Council Member Gerdes motioned for approval. All voted in favor.
3. Approval of January 15, 2026 Minutes – Council Member Floyd motioned for approval. All voted in favor.
4. New Business – February 12, 2026

A Discussion Regarding the Renovation and Future Use of the Sunshine Center- *Mike Jefferis, Community Enrichment Administrator*

Council Member Gabbard opened by noting that the need for a new, reimagined senior center has been discussed for years,, noting the current Sunshine Center facility has outlived its useful life.

Community Enrichment Administrator Mike Jefferis began his update by acknowledging Recreation and Programming Superintendent Rick Craft and Recreation Programs Manager Lucinda Grant. Administrator Jefferis indicated that he did not have significant updates to provide at this time, noting that the $1.5 million HVAC project approved by Council on October 16, 2025, is expected to begin soon and should extend the building's life by approximately 10 years. He acknowledged that while the Sunshine Center has largely reached the end of its useful life, it continues to actively serve the public and provide programming. He added that, as the City evaluates facility upgrades and replacements, staff capacity within both the Engineering and Parks and Recreation departments is a crucial consideration in advancing projects. Administrator Jefferis stated that the project is under consideration to be funded via the next round of Penny for Pinellas ("Penny Round 5") funding. A feasibility study would be conducted to analyze budget implications, define the project parameters, and outline the services that would be offered. In conclusion, Administrator Jefferis stated that he, along with Housing and Neighborhood Services Administrator Amy Foster and City Development Administrator James Corbett, have been meeting with private companies to explore the potential for a public-private partnership. One concept would place the Sunshine Center on the lower levels, with senior housing located above. He noted that the Shore Acres Center cost $13 million and indicated that this project would likely require a substantially greater investment.

CM Gabbard asked how services will be maintained while the Sunshine Center is under construction. Administrator Jefferis responded that all City facilities include adult programming and noted that services could be distributed among the Roberts, Azalea, Bay Vista, and Enoch Davis Recreation Centers. He further explained that one option, which has proven successful in other

instances, would be to keep the existing facility operational while beginning construction on another portion of the site. CM Gabbard suggested there may also be an opportunity to relocate the Sunshine Center to the Historic Gas Plant District, noting that it may be necessary to expand transportation options in such case. She additionally expressed concerns regarding the timing of Penny Round 5, noting that it is not anticipated until 2030, and stated that she believes the project should move higher on the priority list. Administrator Jefferis reiterated that all options are being considered. City Administrator Rob Gerdes added that Administration will begin meeting with County Commissioners to discuss a project list for the next round of Penny projects this spring and that they will provide a subsequent update to City Council.

Council Vice-Chair Floyd expressed his support for integrating senior housing with services and suggested that the St. Petersburg Housing Authority could be a strong partner for the project. He also voiced his support for expanding transportation options and the use of Penny funding to advance the project.

Council Member Driscoll urged elevating the project higher on the priority list, asked about starting a needs analysis now, and stressed that any relocation must evaluate transportation needs from multiple perspectives. Administrator Jefferis responded that all facilities are regularly surveyed and noted that some of the concerns raised by CM Driscoll have already been addressed. He added that any additional forward planning that can be undertaken will be pursued. CM Driscoll further stated that if Penny Round 5 is identified as the funding source, she would want 2030 to represent the start of construction rather than the beginning of planning efforts. She concluded by suggesting partnerships with the St. Petersburg Housing Authority and Neighborly.

Committee Vice-Chair Harting asked whether moving forward with a public-private partnership would require voter approval through a referendum. Administrator Jefferis responded that the matter is still being reviewed in consultation with the City Attorney's Office.

A Discussion on Unwinding the Extension of the Intown CRA – *Tom Greene, Assistant City Administrator and James Corbett, City Development Administrator*

City Administrator Rob Gerdes opened the continued discussion of the Intown Community Redevelopment Area (CRA) by emphasizing the importance of evaluating the duration of the CRA and reassessing how Tax Increment Financing (TIF) funds are prioritized and allocated. He stated that, if the Committee is comfortable with the proposed approach, the next step would be to initiate discussions with the County Commissioners.

City Development Administrator James Corbett began the presentation by explaining the Administration's proposal to amend the Intown Redevelopment Plan and establish a revised financial policy for the Intown TIF, in order to remove projects that are no longer moving forward from the project list and reallocate funding priorities. Administrator Corbett provided a brief history of the Intown Redevelopment Plan, noting that it was most recently amended in 2024, which extended the City's contributions through 2042, thereby increasing the maximum TIF value to $574.9 million . He explained that Table 2[1] is the legally binding project list which identifies eligible projects, sets maximum allocations, defines City and County participation, and establishes the sunset date, emphasizing that projects not included in Table 2 are ineligible for funding through the TIF.

The current proposal would remove the 2024 additions of the New Stadium Project and the Historic Gas Plant Redevelopment Project infrastructure funding, while placing greater emphasis on waterfront improvements, resiliency efforts, and regional connectivity. It would also roll back the sunset

[1] Table 2 is the legally binding project list which identifies eligible projects that can be funded through the TIF.

date so that no funding extends beyond 2032. Under the proposed revisions, the maximum TIF exposure would be reduced to $361.3 million.

Administrator Corbett then reviewed proposed adjustments to the projects remaining in Table 2:

- **Municipal Pier:** Increase from $10 million to $15 million, with the additional $5 million designated for preventative maintenance.
- **Downtown Parking and Transportation Improvements:** Increase from $4 million to $5 million, with $1 million allocated for a permanent ferry dock.
- **Park Improvements (Intown Plan):** Increase from $2.5 million to $8.5 million, providing $6 million to support implementation of the Vinoy Park Master Plan.
- **Waterfront Transit and Parking Improvements:** Increase from $35 million to $154 million, adding $119 million in capacity. This would include $62 million for the Municipal Marina, $15 million for the Center for the Arts, and $40 million for seawall improvements.
- **Rehabilitation and Conservation of Historic Resources:** Decrease from $5 million to $2.9 million, with the remaining $2.1 million proposed to fund 10 additional grant awards for properties within the CRA boundary.
- **Redevelopment and Infrastructure Improvements:** Funding would remain at $75 million, with eligible uses including brownfield remediation and reconnecting the street grid.

Finally, Administrator Corbett noted that the removal of $212.5 million for the New Stadium Project and $130 million for the Historic Gas Plant Redevelopment Project accounts for the overall reduction in maximum TIF exposure from $574.9 million to $361.3 million, in line with shortening the plan's duration to 2032.

Assistant City Administrator Tom Greene then provided a cash flow model for the TIF fund from FY 2026 through the proposed end date of 2032.[2]. As of September 30, 2025, the TIF fund balance was $104.5 million. Forecasted contributions include $53.4 million from Pinellas County, which is expected to reach its $181 million cap by 2031, and $100.7 million from the City. Interest earnings are projected at $18.6 million, bringing total projected cash inflows to approximately $172.8 million and total available resources to $277.3 million.

Planned uses include $34.5 million for existing Pier bond debt service and $235.9 million for the projects outlined by Administrator Corbett, all to be funded through anticipated revenues rather than additional borrowing. Total expenditure is projected at $270.5 million, leaving an estimated surplus of $6.8 million. Administrator Greene emphasized that this conservative projection provides a cushion in case actual growth falls short of the assumed 5% rate.

VC Floyd expressed general support for the proposed changes. He noted some concerns regarding the Waterfront Transit and Parking improvements, referencing commercial corridor projects that were completed in the South St. Pete CRA and expressing a desire to see something similar included in this plan, while indicating he was comfortable if Administration was confident these could be incorporated. He also expressed general approval of the changes to the Center for the Arts, specifically supporting the inclusion of the Mahaffey as an eligible project.

CM Driscoll expressed general support for the overall plan. She asked what the first phase of the Marina Development entails and whether those plans have been shared with Council. Administrator Corbett responded that Engineering has developed a general concept and that the City is currently soliciting proposals through a Request for Qualification (RFQ) for a design-build firm. CM Driscoll noted that the $62 million allocation is for the first phase and inquired about the total number of phases.

[2]Estimates based on an assumed 5% Growth in Taxable Value.

Administrator Corbett confirmed that there are two phases, with a total estimated cost of $165 million. CM Driscoll shared her reservations regarding the $62 million allocation. Administrator Gerdes noted that Administration is flexible in these discussions, and Administrator Corbett added that the RFQ shared with Council provides detailed information about the plans. Administrator Gerdes further explained that TIF funds from Phase 1, combined with Marina revenues, could potentially be used to fund subsequent phases. CM Driscoll requested that the Marina Development plans be presented to City Council in a public forum. CM Driscoll also expressed concern that $10 million may not be sufficient for improvements to the Mahaffey Theatre. Administrator Corbett stated that additional funding would be pursued through the Tourist Development Council (TDC), to which CM Driscoll noted that funding is not guaranteed. Administrator Gerdes responded that the Administration is prepared to reallocate funds from other sources if necessary. CM Driscoll inquired whether the $1 million allocated for a permanent ferry dock would be sufficient. Administrator Corbett indicated that this amount would cover most costs but that additional funding would likely be required. CM Driscoll reiterated her concerns about relying on TDC funds, given their uncertainty. Administrator Gerdes acknowledged her concerns and reiterated that Administration is exploring multiple funding strategies and remains committed to collaborating with City Council on these projects. In closing, CM Driscoll suggested that the plan be more specific regarding included projects and that the number of projects potentially be increased to strengthen future applications to the TDC.

Council Member Gerdes acknowledged CM Driscoll's comments regarding TDC funding, noting that the City has been conservative in prior capital requests to the TDC and has not submitted asks over the last three capital rounds, anticipating a large request for the New Stadium Project. CM Gerdes outlined that as the City's Council Member appointed to the TDC he expects at least four projects, including the Ferry Dock, the Municipal Marina, the Mahaffey, and Al Lang Stadium, to be submitted to TDC over the next three capital rounds and anticipates strong support for each, given the City's conservative approach. CM Gerdes expressed appreciation for the clear presentation materials, the plan's flexibility in allocating some projects while leaving room for adjustments, and the conservative financial assumptions. He added that while he had previously considered extending the plan to 2035 to accommodate additional projects, he understands that other funding mechanisms can be used after 2032 and is generally comfortable with the current timeline. Finally, CM Gerdes asked whether any preliminary discussions have taken place with the County and what those conversations have entailed. Administrator Gerdes responded that they have met and shared the presentation with County Administrator Barry Burton and emphasized the need to meet individually with County Commissioners as the next step.

CM Gabbard asked for clarification regarding the TIF fund numbers, noting that the maximum TIF funds required are $361 million, while the cash-flow spreadsheet shows $270 million. Administrator Greene explained that Table 2 represents the full budget authority for spending, totaling $361 million. The spreadsheet reflects the subset of expenditures projected between FY 2026 and FY 2032. CM Gabbard expressed support for sunsetting the plan in 2032 and acknowledged the need to combine certain elements but noted some concerns, including importance of fully funding the Ferry Dock and Pedestrian Improvements, stating that the allocated $1 million may be insufficient, referencing prior TDC discussions. Administrator Corbett stated the $1 million should be a little more than half the total Ferry Dock project cost. CM Gabbard expressed strong concern regarding the Municipal Marina project, expressing concern with the City self-performing the Marina and is concerned that only $62 million of the total $165 million is allocated in the first phase. She stated that approving the amended plan would effectively approve the entire Marina project, which she did not agree with given other community priorities, including a potential senior center. CM Gabbard noted that at a cost of $165 million, the project would place St. Petersburg among the highest-cost municipal marinas in the country. She

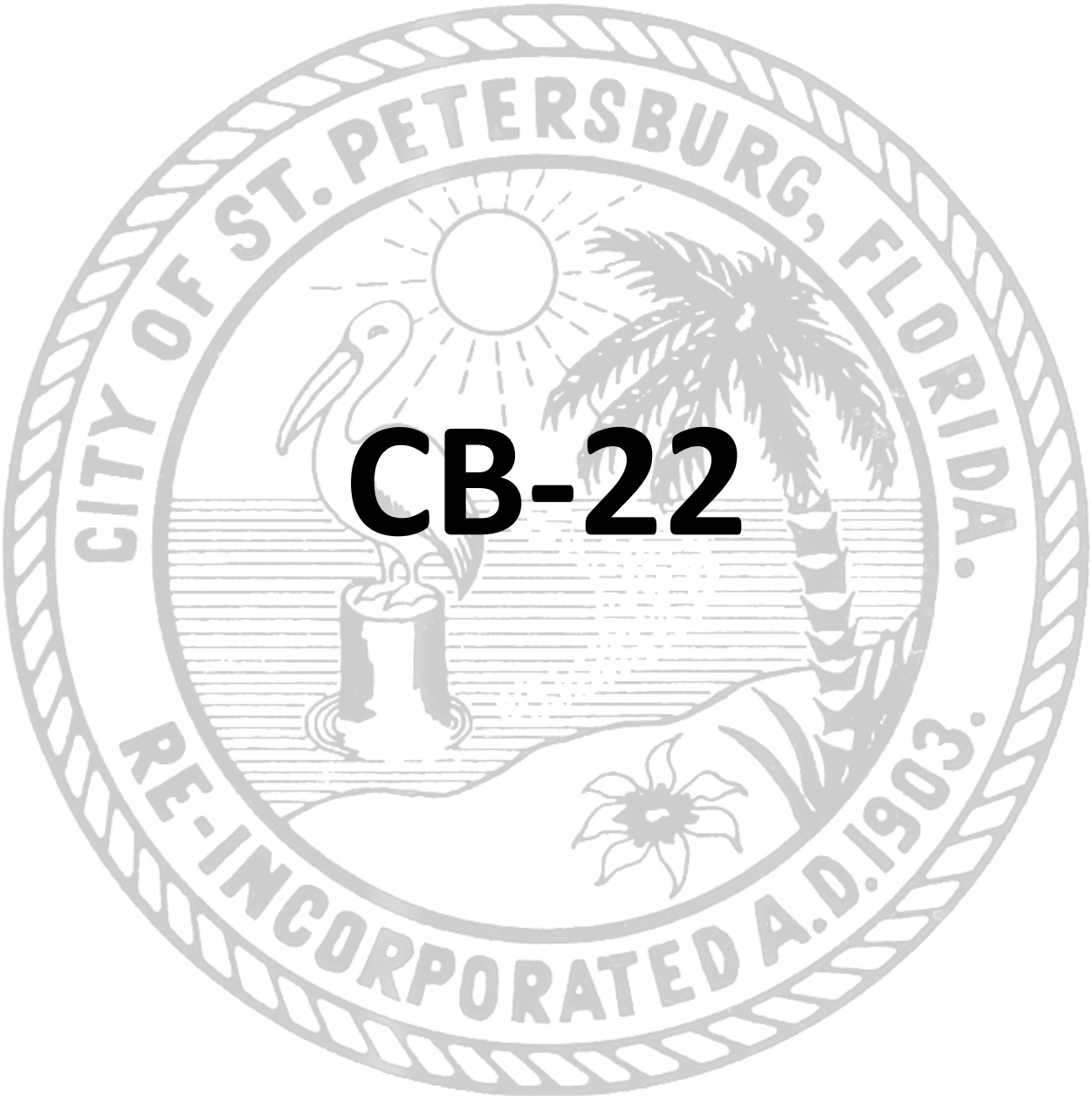
emphasized that, while she supports sunsetting the plan, she cannot support the Marina component as currently proposed and may be unable to vote for the overall plan if the Marina remains included.

CM Gerdes agreed with CM Gabbard's concern in self-performing the Marina but noted uncertainty about alternative approaches given prior delays and the need for a new facility. VC Floyd noted the importance of building revenue generating assets like the Marina and echoed CM Gerdes's comments on prior efforts to find a private partner.

CM Driscoll requested that this item stay on the referral list and suggested a future agenda include a detailed report on the Municipal Marina project. Administrator Gerdes agreed to return with additional information and noted that he would meet with County Commissioners based on the discussion and general consensus.

With no further business, Vice-Chair Harting adjourned the meeting at 11:11 AM.

The following page(s) contain the backup material for Agenda Item: Budget, Finance, and Taxation Committee Meeting Minutes (February 26, 2026)
Please scroll down to view the backup material.



CB-22

City of St. Petersburg
Budget, Finance, and Taxation Committee
February 26, 2026 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Copley Gerdes, Committee Vice-Chair Lisset Hanewicz, Council Member Mike Harting, and Council Member Deborah Figgs-Sanders

Absent: None

Also Present: Assistant City Administrator Tom Greene, Chief Assistant City Attorney Jeannine Williams, Procurement and Supply Management Director Stephanie Scarbrough, Supplier Development Manager Kourey Hendryx-Bell, Supplier Development Data Analyst Admir Delic, and Deputy City Clerk Jordan Wilson

Staff Liaison: Tricia Terry – City Council Legislative Aide

1) Call to Order – 1:30 PM
2) Approval of Agenda – CM Figgs-Sanders motioned for approval. All voted in favor.
3) Approval of February 12, 2026 Minutes – VC Hanewicz motioned for approval. All voted in favor.
4) New Business – February 26, 2026

Office of Supplier Development Annual Update: Small Business Enterprise (SBE) Program and Minority/Women Owned Businesses (M/WBE) Program – *Kourey Hendryx-Bell, Supplier Development Manager*

Supplier Development Manager Kourey Hendryx-Bell provided a brief overview of the Office of Supplier Development's (OSD) mission, vision, and strategic plan. The strategic plan goals include building awareness and engagement, developing baseline metrics and reporting tools, increasing small and local supplier participation, enhancing capacity building and technical assistance, strengthening accountability and transparency, and expanding economic impact and community development. After adding further details about the strategic plan, Ms. Hendryx-Bell discussed business enterprise certifications. The Office of Supplier Diversity oversees the certification of small business enterprises (SBE), minority-owned business enterprises (MBE), and women-owned business enterprises (WBE).[1] Ms. Hendryx-Bell displayed two seals created to identify businesses once they are certified.

Next, Ms. Hendryx-Bell highlighted some of the ways the OSD has supported competitive procurement. The OSD has focused on expanding vendor engagement, improving business readiness, and strengthening communication between suppliers and City departments. Ms. Hendryx-Bell provided some data for SBE spending in FY 2025, comparing Tier 1 and Tier 2 spending.[2] She underscored that spending fluctuates based on the project milestones and project schedules. Although SBE/MBE/WBE participation decreased from 4.4% in FY 2024 to 4% in FY 2025, more money is being spent on prime contracts in Tier 1. Of the 167 contracts awarded in FY 2025, 18 (10.77%) were awarded to SBEs.

[1] SBEs must have 50 full time permanent employees or less, have annual sales of $5 million or less for goods and services, or $8 million or less for construction services, and the business must be domiciled in Pinellas, Hillsborough, Pasco, Manatee or Polk Counties. MBEs must be 51% owned by a minority or minorities and be domiciled in Pinellas County. WBEs must be 51% owned by a woman or women and be domiciled in Pinellas County.
[2] Tier 1 refers to prime contractors, while Tier 2 refers to subcontractors or vendors to the prime contractor.

Next, Ms. Hendryx-Bell highlighted initiatives to increase supplier engagement as well as the trends, statistics, and demographics for the certification program. In 2025, the OSD participated in over 40 programs and events, including conferences, forums, summits, networking events, matchmaking sessions, mentorship meetings and more. Participation in the SBE and M/WBE programs has increased exponentially since their creation. To provide more visibility and transparency, the OSD has created a dashboard with GIS mapping which includes live projects, noting certified vendors and graduated firms. Ms. Hendryx-Bell indicated the dashboard should go live in the next few months. Ms. Hendryx-Bell noted the OSD's investment in technical assistance, capacity-building programs and tailored supplier development programs such as CREST, GROW and "Ready.Set.Bid."[3]

Lastly, Ms. Hendryx-Bell presented the OSD's strategic priorities and recommendations moving forward. The first recommendation is to increase the SBE annual sales certification thresholds for Goods and Services from $5 million to $8 million, and for Construction from $8 million to $15 million. The next recommendation is to explore establishing a Veterans Business Certification. The last recommendation is to expand targeted training.

Council Member (CM) Harting inquired about the annual sales thresholds for small businesses. Ms. Hendryx-Bell stated the OSD looks at census data definition for small businesses, noting the proposed increase matches municipalities in the region. CM Harting also inquired about direct outreach to vendors. Ms. Hendryx-Bell stated the OSD has a newsletter to send out information, such as upcoming events and bid opportunities. CM Harting suggested the OSD collaborate with the Business Tax division of the City to do more targeted outreach.

CM Figgs-Sanders questioned the increase in annual sales thresholds and whether 10% of FY 2025 contract awards to SBE and M/WBE is sufficient. Ms. Hendryx-Bell indicated the threshold increases would allow the OSD to encompass some of the larger vendors with the capacity to take on higher cost jobs, especially those in the construction sector. She added that this further supports collaboration amongst firms of different sizes.

CM Figgs-Sanders asked for the demographic information of the SBEs awarded in FY 2025, as well as a list of businesses (and their demographics) from slide 10 (Monthly Purchase Drill Down, Tier 1 in Dollars). CM Figgs-Sanders asked if the OSD tracks the number of applicants versus the number of firms who complete the certification program, in order provide tailored outreach to those who have not completed certification. Ms. Hendryx-Bell confirmed the OSD does not actively track those numbers, but certification specialists can view pending applications and reach out to send resource information and set up meetings with firms with pending status over a few months. CM Figgs-Sanders suggested tracking the reasons why a firm does not complete certification in the City.

Committee Vice-Chair (VC) Hanewicz inquired about the annual SBE participation goal, as the ordinance online has the goal at 14%. Ms. Hendryx-Bell reminded the committee that the goal was reduced to 10% after last year's update. VC Hanewicz praised the OSD's new dashboard and noted that St. Pete Stats seems to share less information than before.

Committee Chair (Chair) Gerdes asked about the business categories, specifically the high percentage of firms in the services industry. Ms. Hendryx-Bell stated that although the City spends a lot

[3] Coastal Resilience and Environmental Sustainability Training Program (CREST) is an initiative designed to enhance urban sustainability, reduce flooding, and create economic opportunities through green solutions. Guidance & Resources for Opportunity & Workforce Development (GROW) is a 7-week technical assistance program developed and offered in collaboration with the Greenhouse. "Ready.Set.Bid." is an 8-week program designed to prepare certified business enterprises and suppliers to successfully pursue contracting opportunities with government and large institutions.

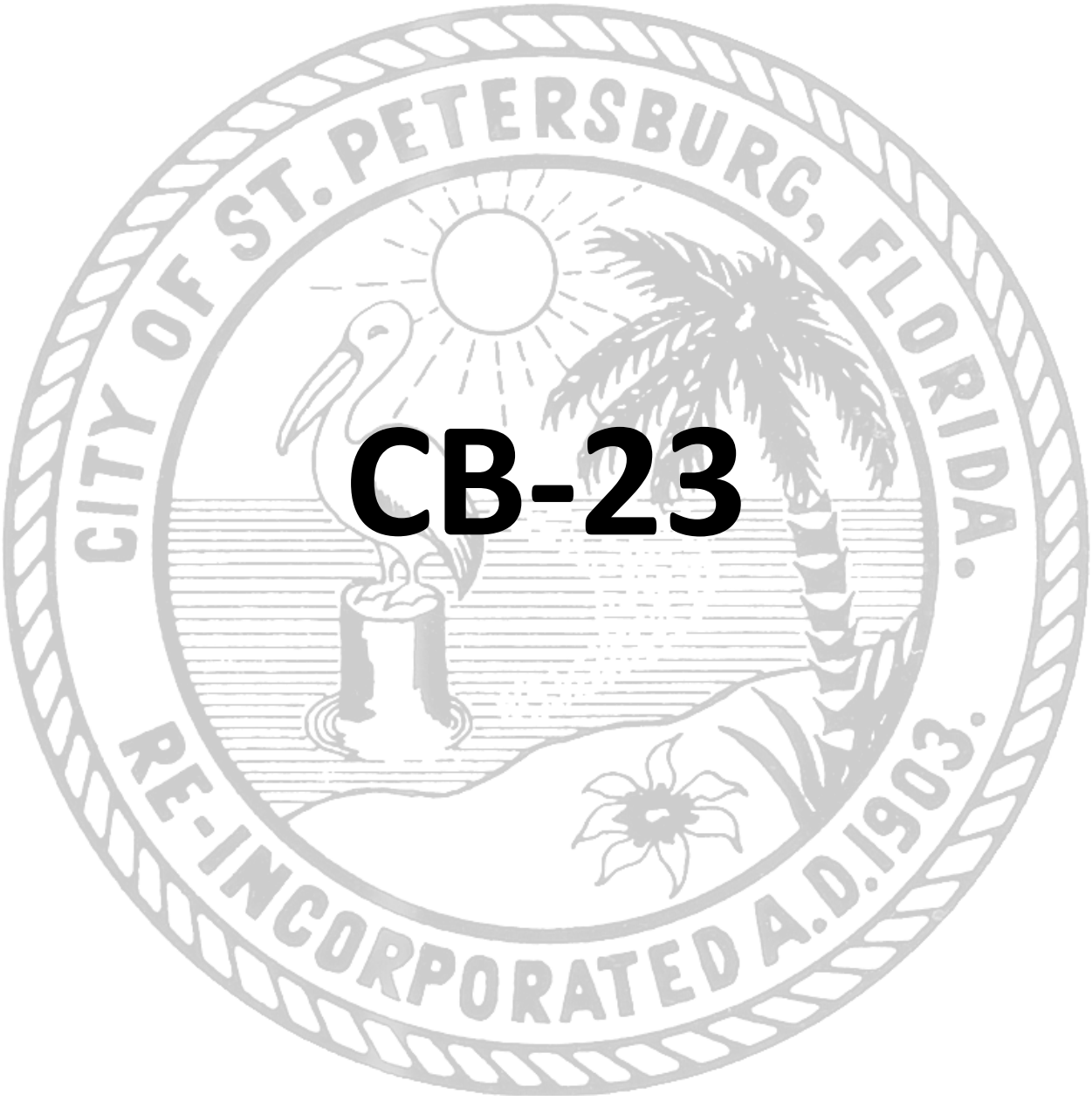
in the construction sector, it is interesting to see a higher percentage of certified firms in the services industry. Chair Gerdes voiced his support for increasing the annual sales threshold for construction.

Chair Gerdes inquired about breaking up bids to allow SBEs to participate in portions of larger projects. Ms. Hendryx-Bell confirmed it is an ongoing process that takes place during the review of each project. Chair Gerdes then highlighted the 2024 storm season and inquired how the City can activate our SBEs during recovery. Procurement and Supply Management Director Stephanie Scarbrough stated the City has proactively engaged the community and secured primary vendors and backup vendors. She added that contracts for hurricane recovery are denoted as such for tracking purposes.

Assistant City Administrator Tom Greene brought up VC Hanewicz's question about the online ordinance showing 14% as the annual SBE participation goal. He suggested returning with updates to some of the legacy language in the ordinance and proposed having the annual goal to be set by resolution as opposed to being codified in the ordinance.

Committee Chair Gerdes adjourned the meeting at 2:30 PM.

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Meeting Minutes (February 26, 2026)
Please scroll down to view the backup material.



CB-23

City of St. Petersburg
Committee of the Whole
February 26, 2026 Meeting Minutes
City Hall, Room 100

Present: Council Chair Lisset Hanewicz, Council Vice-Chair Richie Floyd, Council Members Copley Gerdes, Brandi Gabbard, Mike Harting, Deborah Figgs-Sanders, Gina Driscoll, and Corey Givens Jr

Absent: None

Also Present: City Administrator Rob Gerdes, City Attorney Jacqueline Kovilaritch, Assistant City Attorney Ben James, Arts, Culture and Tourism Director Celeste Davis, Marketing Director Carrie O'Brion, City Development Administrator James Corbett, LGBTQ+ Liaison Nathan Bruemmer, Chief Assistant City Attorney Jeannine Williams, Assistant City Attorney Brett Pettigrew, Government Affairs Director David Thompson, Erica Sutherlin (The Studio@620), Jim Kissane (Suncoast Storytellers), Ashley Burke (Burke & Co. Fine Art Consultants), Helen French (St. Pete Arts Alliance) and City Clerk Chan Srinivasa.

Staff Liaison: Elisabeth Moore – City Council Legislative Aide

1) Call to Order – 3:00 PM
2) Approval of Agenda – CM Gabbard motioned for approval. All voted in favor.
3) Approval of January 29, 2026 Minutes – CM Driscoll motioned for approval. All voted in favor.
4) New Business – February 26, 2026

Comprehensive Report on Arts Funding, Grants and Other Programs – *Celeste Davis, Arts Culture and Tourism Director*

Arts, Culture and Tourism Director Celeste Davis opened with an overview of the Department of Arts, Culture and Tourism (DACT), which supports artists, arts organizations, and cultural groups through grant opportunities, two advisory committees, partnerships, and outreach.

She introduced Erica Sutherlin, Artistic Executive Director at The Studio@620 and Chair of the Arts Advisory Committee (AAC), one of the two advisory committees supported by DACT. Ms. Sutherlin explained the AAC's role in reviewing grant applications for the City's two main funding opportunities for non-profit arts and culture organizations: the City of the Arts Grant and the Level Up Arts Grant.[1] Jim Kissane spoke on behalf of Level Up Arts Grant recipient Suncoast Storytellers, thanking the City for the funds as well as business development opportunities through the Greenhouse. Ms. Davis mentioned the AAC's role in updating the Arts, Culture, and Tourism Plan.

Ms. Davis then reviewed the Public Arts Commission's (PAC) responsibilities as the other advisory body supported by DACT, explaining the PAC's stewardship of the City's 91-piece public art collection. Ashley Burke of Burke & Co. Fine Art Consultants, who has been working with the PAC since 2024, explained various projects such as upgraded signage with QR codes, participation in the Public Art Archive, and enhanced maintenance efforts through SeeClickFix integration and collaboration with the Parks and Recreation Department.

Ms. Davis explained other DACT initiatives such as the City of the Arts Newsletter, Individual Artists Grants, Poetry Festival, Sister City Student Exchange, and partnerships with organizations such

[1] The City of the Arts Grant, formerly known as the Arts & Culture Grant, provides funding opportunities for organizations with budgets of over $50,001. The Level Up Arts Grant supports capacity building for organizations with budgets of $50,000 or below.

as the St. Petersburg Museum of History, the Florida Orchestra, Arts Conservatory for Teens, and the St. Pete Art Alliance (SPAA). SPAA Executive Director Helen French spoke about the organization's origins in the City Arts Advisory Committee and its function as the City's arts partner, highlighting various SPAA initiatives including the SHINE Mural Festival, now in its 10th year, and the Second Saturday Art Walk, among others.

Ms. Davis concluded the presentation with a note regarding the addition of Tourism to the department title in 2022, to reflect the economic impact of St. Petersburg's status as an arts and culture destination.[2]

Council Member Driscoll asked about the decrease in Individual Artist Grants from 40 in FY25 to 15 in FY26, noting concern due to reduced arts funding at the County-level. Ms. Davis explained that the budget allocation decreased from $200,000 to $75,000 and agreed to provide data on how many applicants were declined due to budget constraints. CM Driscoll also suggested working with local organizations to collect data on art purchases in the City, which Ms. Davis agreed would be useful.

Council Member Givens asked about Arts, Culture, and Tourism Plan goals related to performing arts, partnerships, and workforce development, and suggested collaboration with Parks and Recreation to provide after-school arts programming with reduced transportation barriers. Ms. Davis explained the recent expansion of the agreement with Arts Conservatory for Teens now includes workforce pathways via St. Pete College and vocational centers. She also mentioned that many of the grant recipients provide youth summer and after-school programs, and agreed to take a more detailed look at such programming.

Council Member Gabbard inquired about the Arts, Culture, and Tourism Plan Goal #4 which suggested the support of St. Petersburg International Folk Fair Society's multi-ethnic programming, noting that the event was held outside of the city limits in 2025. Ms. Davis responded that staff is simplifying grant applications and will continue to work with the organizers. CM Gabbard also asked about funding sources for public art acquisitions and expressed interest in acquiring the Beacon of Hope statue at the Carter G. Woodson Museum. Ms. Davis explained that funding comes from developer contributions in lieu of on-site art, allocated artistic components of Public Works projects, and private donations via the 1901 Fund. CM Gabbard mentioned a recent St. Petersburg Downtown Partnership proposal to expand these options.

Council Member Gerdes addressed CM Driscoll's previous comment on changes to County-level funding, noting that Creative Pinellas experienced a decrease in money allocated to administrative costs and an increase in grant funding. He also noted that art purchase data can likely be obtained through Visit St. Pete-Clearwater and stated that he would mention it at the next Pinellas County Tourism Development Council meeting.

In reference to CM Gabbard's comment point about the St. Petersburg Downtown Partnership's proposal, CM Driscoll noted that the topic would be discussed at the upcoming March Economic and Workforce Development Committee meeting.

Chair Hanewicz thanked staff and arts community members for their presentation, commended the committees and partner organizations for their hard work, and encouraged further consideration of ways to integrate art into major City events such as the Grand Prix to broaden public engagement.

[2] Before the 2022 name change, the Department of Arts, Culture and Tourism (DACT) was titled the Department of Cultural Affairs.

Continued Discussion Regarding the Prohibition of Street Murals and Potential Alternatives for Public Art and Placemaking Opportunities – *Celeste Davis, Arts Culture and Tourism Director, Carrie O'Brion, Marketing Director, and Nathan Bruemmer, LGBTQ+ Liaison*

Ms. Davis provided an update on the Administration's response to the Florida Department of Transportation's prohibition of street murals, highlighting various projects such as rainbow bike racks in the Grand Central District, a billboard on I-275, and upcoming collaboration with the Shine Mural Festival. Marketing Director Carrie O'Brion described plans for a single graphic symbolizing unity to be used on posters, flags, apparel, and at various events around the City. LGBTQ+ Liaison Nathan Bruemmer emphasized the economic impact of LGBTQ-owned businesses and shoppers and noted several cultural initiatives that support tourism and community investment such as Winter Pride, St. Pete Pride, and the opening of a new Queer Asian museum in the City.

Council Members raised concerns about limited engagement with City Council regarding the response to the mural erasure, late notice regarding the installation of the rainbow bike racks, and the need to address all erased murals with urgency and equity, including the Black History Matters and USF St. Pete street murals. Staff explained that conversations with community groups are ongoing. CM Gabbard requested that City Council be engaged in as many steps of the process as possible going forward. Vice Chair Floyd suggested that the quickest option would be for the Administration to replicate the erased murals in other public places, such as sidewalks in parks.

CM Givens asked for department and Legal staff to provide an update on community suggestions, including the possibility of the City collaborating with citizens to display expressions of unity on their private property. Ms. Davis explained that staff reviewed many ideas with the help of the Legal department to understand what the City can do. Assistant City Attorney Ben James explained that legal review would need to be evaluated on a case-by-case basis and noted that citizens have First Amendment rights not afforded to the City.

CM Givens requested financial information regarding the proposed efforts. Ms. Davis stated that the Administration will share relevant information with Council as it becomes available. Ms. O'Brion added that the City has a partnership to use the I-275 billboard at no cost and is continuing to work through fiscal details while pursuing creative funding solutions.

CM Driscoll reiterated the consistent sense of urgency expressed by Council over the months since the removal of the street murals and asked whether Administration had engaged USF St. Pete regarding the student mural that was removed. Staff noted that direct conversations with USF St. Pete had not yet occurred and emphasized that the City's longstanding support for community values has historically attracted private investment and nonprofit partnerships, which continue to benefit the City.

CM Harting warned against taking a narrow approach to inclusivity for a populous of 260,000 people, mentioning other groups not included in the conversation, such as the veteran and disability communities. CM Gerdes noted that boards such as the Committee to Advocate for Persons with Impairments (CAPI) dedicate time to discussing representation of the constituencies mentioned by CM Harting.

CM Driscoll mentioned concern about proposed state legislation Senate Bill 1134 and House Bill 1001 that could further limit options for the City beginning in 2027.[3] CM Gabbard noted receipt of a request from the Administration earlier in the day to sign onto a letter against the legislation from the Mayor to the Governor and state legislature, but said she would submit an individual statement, expressing concern about the process and missed opportunities for Council collaboration on messaging.

[3] Official Actions of Local Governments, SB 1134, 2026 Regular Session: https://flsenate.gov/Session/Bill/2026/1134
Official Actions of Local Governments, HB 1001, 2026 Regular Session: https://flsenate.gov/Session/Bill/2026/1001

Chair Hanewicz asked the Legal department to give an overview on SB 1134/HB 1001. Atty. James explained that, at the time of the meeting, the legislation stated that "A municipality may not fund or promote, directly or indirectly, or take any official action, including, but not limited to, the adoption or enforcement of ordinances, resolutions, rules, regulations, programs, or policies, as it relates to diversity, equity, and inclusion. Any such existing ordinances, resolutions, rules, regulations, programs, or policies are void."[4] He underscored that the bills contain language that could expose local officials to misfeasance or malfeasance claims if they act contrary to the statute, and they create a private right of action allowing aggrieved citizens to sue a local government for alleged violations. He noted that the bills include exceptions for state and federally recognized holidays and certain equal opportunity or public health access measures.

Director of Government Affairs David Thompson acknowledged the rapid movement of the legislation and the resulting compressed timeline for local response.

Council Members indicated that they had already or were in the process of making their own public statements including collaborations with outside organizations. Chair Hanewicz confirmed with the Legal department that Council Members have the option of doing separate letters. CM Driscoll asked that future opportunities for Council participation not be missed, likening the situation to the bike rack installation as an example where Council engagement came too late. She also raised concerns about impacts to co-sponsored events which benefit local nonprofits. Atty. James explained that whether a particular event falls within the bills' exceptions would depend on the event's facts and purpose, and that Legal staff would need to evaluate each individually. City Attorney Jacqueline Kovilaritch emphasized that the bills' ultimate effect would depend on final legislative language and confirmed that the Legal department would continue to monitor developments closely.

CM Driscoll requested that the item remain on the referral list given the need for continued conversation. GM Givens requested that staff provide one-on-one briefings as needed rather than waiting for the next full meeting to provide opportunities to collaborate. Chair Hanewicz requested that Administration circulate legislative updates as soon as they are available.

Chair Hanewicz adjourned the meeting at 4:57 PM.

[4] Atty. James noted that SB 1134/HB1001 define "diversity, equity, and inclusion" in several ways, the most relevant being "any effort to… promote or adopt training, programming, or activities designed or implemented with reference to race, color, sex, ethnicity, gender identity or sexual orientation."