

**REQUEST FOR PROPOSAL FOR
THE CITY-OWNED REAL PROPERTY
AT 951 – 22ND STREET SOUTH,
ST. PETERSBURG, FLORIDA, 33712**

Issue Date
August 13, 2024

Due Date
October 18, 2024
10:00 A.M. ET

**REQUEST FOR PROPOSAL FOR
THE CITY-OWNED REAL PROPERTY
AT 951 – 22ND STREET SOUTH,
ST. PETERSBURG, FLORIDA, 33712**

The City of St. Petersburg ("City") invites proposals from qualified persons or entities (individually, a "**Proposer**", collectively "**Proposers**") interested in developing the city-owned property located at 951 22nd Street South, St. Petersburg, FL 33712 ("**Property**").

SECTION 1. PROPERTY DESCRIPTION

The Property, illustrated in **Exhibit "A"**, contains ±0.68 acres and has a market value of \$885,000, per the City's most recent appraisal ("**Appraisal**"), attached as **Exhibit "A-1"**. Pinellas County Property Appraiser's data for the Property is attached as **Exhibit "A-2"**. The current zoning of the Property is Corridor Commercial Traditional-1 (**CCT-1**) ("**Zoning**"). The current future land use designation is Planned Redevelopment - Mixed Use (PR-MU). Additional zoning and development regulation information can be found on the City's website by following this link: http://www.stpete.org/planning_zoning/index.php.

SECTION 2. INTENT

The City, by this Request for Proposal ("**RFP**"), sets forth its intent to invite and consider proposals from Proposers interested in the development of the Property ("**Proposal**") as a valued asset of the City and neighborhood that are consistent with the Zoning ("**Intent**"). The City's primary goal for the redevelopment of the Property is to create a mixed-use project that includes affordable housing opportunities, retail space, a restaurant, and event space. Due to this community asset's cultural and historical significance, the City encourages proposals that honor the community's heritage and inspire equitable partnerships among small, minority, and women-owned businesses. Notice is hereby given that the City invites Proposals to undertake a public-private collaboration with the City for the equitable development of the Property consistent with the existing Zoning designations.

SECTION 3. LOCAL COMMUNITY

The local community surrounding the Property ("**Local Community**"), namely the Deuces Live District and Warehouse Arts District, is experiencing renewed investment from the City, and the Property is positioned to serve as the focal point of the corridor. The Deuces Live District, which became a Florida Main Street in 2001 based on its cultural significance, is located from 2nd Avenue South to 18th Avenue South along 22nd Street. The Main Street Approach focuses on economic revitalization, design, promotions, and organization components. The Florida Main Street Program is administered by the Florida Department of State Division of Historical Resources and is structured around the Main Street Approach, a revitalization strategy developed by the National Trust for Historic Preservation.

The Warehouse Arts District Association ("WADA") is a network of over 250 artists and arts businesses anchored by the 2.7-acre ArtsXchange Campus located at 515 22nd Street South, which includes artist working and gallery space, an arts education center, and an outdoor theater. The WADA draws thousands of visitors to their events and participation in St. Petersburg's Second Saturday Art Walk. For more information, visit <https://warehouseartsdistrict.org>. Several craft breweries have opened in the Local Community, including 3 Daughters Brewing, with a 30-barrel system inside an 18,000-square-foot warehouse, Bayboro Brewing Co., and American Freedom Distillery. In October 2018, the City completed the Warehouse Arts District Deuces Live Joint Action Plan, which identifies specific opportunities for the enchantment of public realm infrastructure that can support the upward social, cultural, and economic potential of the areas. The plan may be viewed at <https://tinyurl.com/WADADLActionPlan>. Additionally, the City recently announced a plan to redevelop the nearby 86-acre Historic Gas Plant site, the home of the Major League Baseball Tampa Bay Rays. The development includes 4,800 residential units, 750 hotel rooms, 100,000 square feet of conference, ballroom, and meeting space, 1.4 million square feet of Class A office, medical and medical office space, and a new stadium for the Tampa Bay Rays. Construction is expected to begin in 2025. Information about the project is available at: <https://www.mlb.com/rays/ballpark/historic-gas-plant>.

The African American Heritage Trail is a valuable cultural resource and an important component of historic preservation and heritage tourism in the Local Community and the City. In addition to preserving personal stories, heritage trails bring life and add value to the surrounding physical environment. The African American Heritage Trail includes 22 interpretive markers along two prominent corridors: 22nd Street South and 9th Avenue South. The 22nd Street South Trail focuses on Community, Culture, and Commerce; the 9th Avenue South Trail highlights Faith, Family, and Education. In addition to the site markers, the project also includes a walking tour brochure and an interactive companion website: www.stpete.org/AAHTrails.

St. Petersburg College ("SPC") has a 49,000-square-foot, state-of-the-art Midtown Center at 1300 22nd Street South, which offers coursework in Clinical Medical Assisting, Computer Support CompTIA A+, Emergency Medical Technician, Digital Media Marketing, Phlebotomy, Project Management, and more. In addition, the City owns and supports the Woodson African American Museum of Florida (<https://woodsonmuseum.org/>), located at 2240 9th Avenue South. Plans for a new, state-of-the-art Woodson African American Museum of Florida are included in the Historic Gas Plant Redevelopment.

North of the Property is the Sankofa on the Deuces site. The City is currently constructing 26 affordable two-story townhomes on 2.75 acres. Future plans call for the construction of commercial space on the site along 22nd Street South, including retail, office, and incubator space.

Adjacent to the Sankofa site is the Manhattan Casino. Built in 1925, the Manhattan Casino has contributed to entertainment and culture in the African American community for more than 40 years. The Manhattan Casino has long been known as the community dance hall. In recent years, it has served as an active food hall and event space, hosting various public and private events

across the venue. The venue is currently undergoing extensive renovations and is expected to reopen as a restaurant and event venue in 2026.

SECTION 4. SITE HISTORY

The Property was once home to the Merriwether Building, constructed in 1925, and served as a significant commercial and cultural landmark in a thriving African American community and business district. It provided opportunities for the advancement of African American and Jewish entrepreneurs during a period of racial and social restrictions. S&S Market, the Blue Moon Beer Garden, the Twenty-second Street Pool Room, and the Royal Hotel remain well-known institutions that once served the community for decades. The commercial corridor of 22nd Street South contributed to the emergence of an African American and Jewish middle class. The Merriwether Building was one of the core buildings that composed the commercial and entertainment center of the African American neighborhood.

In September 2017, Hurricane Irma caused significant damage to the area, including the collapse of the historic Merriwether Building. The remnants of the building were subsequently demolished. The City acquired the land in 2023 and aims to rejuvenate the location to its former prosperous state.

SECTION 5. OVERVIEW OF ST. PETERSBURG AND THE REGION

St. Petersburg is growing rapidly, drawing in new businesses, residents, and developments daily. The City's business, arts, and innovation environments make it a world-class city worth exploring. It is home to innovation on every front: marine and life science institutions conduct important studies in our waters, while technology and financial services leaders have developed a thriving fintech and data analytic ecosystem downtown. Startups and entrepreneurs thrive in urban coworking and office spaces throughout the city's vibrant streets.

The City draws over six million visitors a year from around the globe. The same amenities that attract these visitors are what make it a great place to live: a booming arts and culture scene, award-winning beaches, parks and trails, world-class events, professional sports, and nightlife that ranges from fine dining to live music.

St. Petersburg is served by three airports: Tampa International, which ranks as one of the world's favorites; St. Petersburg-Clearwater International Airport, which is anchored by UPS, FedEx, and the U.S. Coast Guard; and Albert Whitted Airport, a general aviation facility located in downtown. Interstate 275 provides direct access to the region and beyond. Public transportation is provided by the Pinellas Suncoast Transit Authority.

Professional sports find a home in Tampa Bay with the Tampa Bay Rays, the NFL Buccaneers, the NHL Tampa Bay Lightning, and the USL Rowdies Soccer. The area also hosts annual bowl games, golf tournaments, and the occasional Super Bowl and NCAA Final Four championships.

The region is home to the University of South Florida ("USF"), one of Florida's largest and best public universities. USF's St. Petersburg Campus is adjacent to downtown and boasts a network

of more than a dozen public and private post-secondary schools. The Princeton Review and Entrepreneur Magazine ranked USF's Center for Entrepreneurship in the top 15 nationally.

SPC was founded in 1927 as St. Petersburg Junior College, Florida's first two-year college. Regionally accredited and nationally recognized, SPC was the first state college in Florida to offer bachelor's degrees. St. Petersburg College offers more than 200 degree, certificate, and transfer programs of study, as well as many high-demand, high-skill, industry-recognized workforce certifications.

St. Petersburg's public school district (Pinellas County Schools) is one of the largest in the United States and offers magnet programs, advanced placement curriculums, and vocational offerings.

Despite its big-city amenities, residents enjoy quiet neighborhoods on brick streets, where neighbors congregate on front porches. The City has one of the country's largest park systems and networks of bicycle and walking trails. With seven miles of downtown waterfront parks, there is always a quiet shady spot under a palm tree to enjoy Florida's year-round outdoor climate or take in a food, arts, or concert under the stars.

SECTION 6. ZONING

The property's current zoning is CCT-1 (Corridor Commercial Traditional). Additional zoning and development regulation information can be found on the City's website at http://www.stpete.org/planning_zoning/index.php. It is also attached as Exhibit "B" to this RFP.

SECTION 7. UTILITIES

The Property has access to all typical utilities; however, interested parties should rely on their own research and experts for counsel.

SECTION 8. PROPERTY TAXES

The selected Proposer will be responsible for property taxes commencing on the date the selected Proposer is contractually granted control of the Property by any agreement following the approval of the City Council of the City of St. Petersburg ("**City Council**").

SECTION 9. OUTSTANDING OBLIGATIONS TO THE CITY

The City shall not accept a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

SECTION 10. PROPOSAL REQUIREMENTS

Proposals **MUST** contain the following:

- 10.1. A complete description of the proposed development, identification of the end-user(s), and a conceptual site plan or illustration of the development;

- 10.2. Identification of the preferred real estate interest to be conveyed (i.e., Lease w/ Purchase Option, Purchase, etc.) and specific terms thereto;
- 10.3. A project development pro forma and construction budget;
- 10.4. Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;
- 10.5. A project timeline, including date-specific milestones such as project approvals, commencing and completing construction. Phased projects must include this information for each phase. Proposer shall have the capacity to construct this project immediately upon award;
- 10.6. Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion of the development and to ensure the City's objectives for the property are achieved;
- 10.7. A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties, including disclosure of all persons or entities having a beneficial interest in the proposal;
- 10.8. Resumé of Proposer's previous experience and a description of the scope and quality of past projects. Proposer must demonstrate past record for successfully managing and completing complex mixed-use projects and must have key personnel performing the requested services with significant experience in the construction of similar projects;
- 10.9. A list of any previous or current City projects that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;
- 10.10. A complete description of the development team, including names, addresses, and individual resumés of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved. General contractors and subcontractors must have current licenses/certificates and insurance, in accordance with applicable State of Florida Statutes and the City of St. Petersburg, necessary to provide their contemplated services;
- 10.11. Extraordinary terms or conditions, if any;
- 10.12. An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental investigations or similar proceedings pending or, to Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;
- 10.13. A primary contact name and numbers including phone and email;
- 10.14. A signed Proposal Form, attached as **Exhibit "C"** to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred and fifty (\$250) dollars. Payment should be made in the form of a check payable to the City of St. Petersburg.

SECTION 11. PREFERRED PROPOSAL

The **PREFERRED** Proposal should include:

- 11.1. A development consistent with the historic uses and vitality of the 22nd Street S Corridor;
- 11.2. A development maximizing the intensity and density allowed by the Land Development Regulations;
- 11.3. If the Proposal includes commercial space, a portion should be affordable;
- 11.4. A voluntary commitment to utilizing small-, minority-, and/or women-owned businesses, as appropriate;
- 11.5. Incorporation of energy efficiency and conservation (green building) elements;
- 11.6. Development schedule that will allow the timeliest occupancy of the site;
- 11.7. No rezoning of any part of the Property.

SECTION 12. PROPOSAL PACKAGE AND DELIVERY

IN A SEALED ENVELOPE, submit six (6) unbound originals of the Proposal and one (1) electronic copy of the original Proposal in PDF format on a USB-compatible device. A copy of the signed Proposal Form (**Exhibit "C"**) and a non-refundable payment of two hundred and fifty (\$250) dollars, in the form of a check made payable to the City of St. Petersburg, should be clipped to the front of the sealed envelope. Proposals should be marked "951 22nd Street South." and delivered either by: i) hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Economic & Workforce Development Department, One Fourth Street North, St. Petersburg, Florida; or ii) United States Postal Service ("**USPS**") Priority mail with tracking service to City of St. Petersburg, Economic & Workforce Development, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION 13. DEADLINE OCTOBER 11, 2024 AT 10:00 A.M. EDT

Proposals received after the above-specified time and date will not be considered. **The City will not be responsible for the failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place prior to the specified time in order to be considered.**

SECTION 14. SCHEDULE

Issue RFP.....August 13, 2024

Last day for questions.....September 20, 2024

Proposals due by 10:00 A.M. ET.....October 11, 2024

SECTION 15. INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarifications **must be submitted in writing**, by e-mail, to the City Contact set forth in Section 19 and shall arrive not later than **5:00 P.M. ET, September 20, 2024**. Following the closing date for questions, all

submitted questions, along with the City's responses thereto, will be available on the City's website: www.stpete.org/realestate.

SECTION 16. SELECTION

All qualified proposals that are determined to be in the public interest and to be used in accordance with the Intent of this RFP will be presented to the Mayor for his consideration and selection.

SECTION 17. AWARD WITHOUT DISCUSSION

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

SECTION 18. AGREEMENT

Subsequent to the selection, the City Council of the City of St. Petersburg must approve a finalized agreement ("Agreement") between the City and the selected Proposer.

SECTION 19. CITY CONTACT

Brian Caper, Director of Economic & Workforce Development

Email: brian.caper@stpete.org (Note: Email is subject to public records law)

Additional information/copies of this RFP may be downloaded from www.stpete.org/realestate

SECTION 20. CITY RESERVATIONS

The City reserves the right to:

- 20.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to the date schedule and proposal requirements;
- 20.2. Waive irregularities in the proposals;
- 20.3. Reject or refuse any or all proposals;
- 20.4. Cancel and withdraw this RFP at any time;
- 20.5. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 20.6. Accept the proposal that, at its sole and absolute discretion, best serves the interests of the City.

SECTION 21. DISCLOSURE

Information included in this RFP regarding the Property is believed to be reliable; however, interested parties should rely on their own research and experts for counsel.

SECTION 22. PROPOSAL SUBJECT TO FLORIDA PUBLIC RECORDS LAWS AND PROCEDURE FOR INFORMATION DESIGNATED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY:

All proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City are subject to Florida's public records laws (i.e., Chapter 119, Florida Statutes), which requires disclosure of public records, unless exempt, if a public records request is made. Proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City cannot be returned. **THE CITY WILL NOT CONSIDER PROPOSALS IF THE ENTIRE PROPOSAL IS LABELED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY.**

If Proposer believes that its proposal contains information that is a trade secret (as defined by Florida law) and/or information that is confidential and/or proprietary and therefore exempt from disclosure then such information must be submitted in a separate envelope and comply with the following requirements. In addition to submitting the information in a separate envelope, Proposer must include a general description of the information designated as a trade secret and/or confidential and/or proprietary and provide reference to the Florida statute or other law which exempts such designated information from disclosure in the event a public records request.

The City does not warrant or guarantee that information designated by Proposer as a trade secret and/or confidential and/or proprietary is a trade secret and/or confidential and/or proprietary and exempt from disclosure. The City offers no opinion as to whether the reference to the Florida statute or other law by Proposer is/are correct and/or accurate. The City will notify Proposer if a public records request is received and Proposer, at its own expense, will have forty-eight (48) hours after receipt of such notice (email notice is acceptable notice) to file the necessary court documents to obtain a protective order.

Please be aware that the designation of information as a trade secret and/or confidential and/or proprietary may be challenged in court by any person or entity. By designation of information as a trade secret and/or confidential and/or proprietary Proposer agrees to defend the City, its employees, agents and elected and appointed officials ("Indemnified Parties") against all claims and actions (whether or not a lawsuit is commenced) related to its designation of information as a trade secret and/or confidential and/or proprietary and to hold harmless the Indemnified Parties for any award to a plaintiff for damages, costs and attorneys' fees, and for costs and attorneys' fees (including those of the City Attorney's office) incurred by the City by reason of any claim or action arising out of or related to Proposer's designation of information as a trade secret and/or confidential and/or proprietary.

Failure to comply with the requirements above shall be deemed as a waiver by Proposer to claim that any information in its proposal is a trade secret and/or confidential and/or proprietary regardless if such information is labeled trade secret and/or confidential and/or proprietary. Proposer acknowledges and agrees that all information in Proposer's proposal (not including information designated in a separate envelope as trade secret and/or confidential and/or proprietary) will be disclosed, without any notice to Proposer, if a public records request is made for such information.

SECTION 23. DISQUALIFICATION

The City reserves the right to disqualify Proposers before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposers.

SECTION 24. COLLUSION

More than one proposal from the same Responder under the same or different names will not be considered. Reasonable grounds for believing that a Responder is submitting more than one proposal will cause the rejection of all proposals in which the Responder is involved. Those proposals will be rejected if there is reason for believing that collusion exists among Responders, and no participant in such collusion will be considered in any future RFP's.

SECTION 25. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

SECTION 26. OUTSTANDING OBLIGATIONS TO THE CITY

City shall reject or disqualify a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

SECTION 27. LOBBYING

Responders are prohibited from lobbying City of St. Petersburg employees, advisory committees, or elected officials regarding requests for proposals, requests for qualifications, bids or contracts, or during the pendency of any bid protest, by the bidder/proposer/protestor or any member of the bidder/proposer/protestor staff, an agent or employee of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with or representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited until either an award is formal or any protest is formally resolved by the City; provided, however, nothing herein shall prohibit a prospective bidder/proposer from contacting the Real Estate or the Planning and Economic Departments to address situations such as clarification and/or questions related to the procurement process or about questions related to zoning or building code requirements. For purposes of this provision, lobbying activities shall include but not be limited to, influencing or attempting to influence action or non-action in connection with any request for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of person and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected or disqualified from consideration.

SECTION 28. CITY NOT RESPONSIBLE FOR PREPARATION COSTS

The City will not pay any costs associated with the preparation, submittal, presentation or evaluation of any proposal.

SECTION 29. PROHIBITED COMMUNICATION

Proposer and its employees, agents, contractors, and representatives are prohibited from lobbying City Council, the Mayor, and City staff, relative to Proposer's proposal or this RFP until the RFP selection and award processes have been completed. Non-compliance with this provision may result in disqualification of Proposer from consideration. Notwithstanding the foregoing, this provision shall not prohibit Proposer from providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted

EXHIBIT "A" – SUBJECT PROPERTY



Parcel ID #'s: 26-31-16-72864-000-0180
26-31-16-72864-000-0200
26-31-16-72864-000-0210

Approx. Addresses: 951 22nd Street South, St. Petersburg, FL 33712

Legal Description: Lot 18, less the South 3.6 feet thereof and all of Lot 19, Lot 20, and Lot 21, Geo C Prather Royal Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Pinellas County, Florida.

EXHIBIT "A-1" – SUBJECT PROPERTY APPRAISAL

<<Appraisal - 951 22nd St. S., Dick Tobias (2024).pdf>>

APPRAISAL OF
COMMERCIAL SITE; 0.68 ACRES MOL
951 22ND STREET SOUTH
ST. PETERSBURG, FLORIDA 33712
(24006)

FOR
AARON FISCH, DIRECTOR
REAL ESTATE AND PROPERTY MANAGEMENT
CITY OF ST. PETERSBURG
P.O. BOX 2842
ST. PETERSBURG, FLORIDA 33731

TOBIAS REALTY ADVISORS, LLC

March 26, 2024

Aaron Fisch, Director
Real Estate and Property Management
City of St. Petersburg, P.O. Box 2842
St. Petersburg, Florida 33731

Dear Mr. Fisch:

Re: Appraisal of Commercial Site; 0.68 Acres MOL
951 22nd Street South, St. Petersburg, Florida 33712

As requested, I have made a detailed investigation, analysis, and appraisal of the fee simple interest of the referenced property, legally described later in the report. This Appraisal has been prepared for our client and intended user, City of St. Petersburg, as an aid in asset management and/or possible disposition (intended use).

In my opinion, the fee simple interest of appraised property, Commercial Site; 0.68 Acres MOL (Lot 18, less the South 3.6 feet thereof and all of Lot 19, Lot 20, and Lot 21, Geo C Prather Royal Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Pinellas County, Florida.), 951 22nd Street South, St. Petersburg, Florida 33712, had a **market value** "AS IS", as of the effective date, March 18, 2024, of EIGHT HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$885,000).

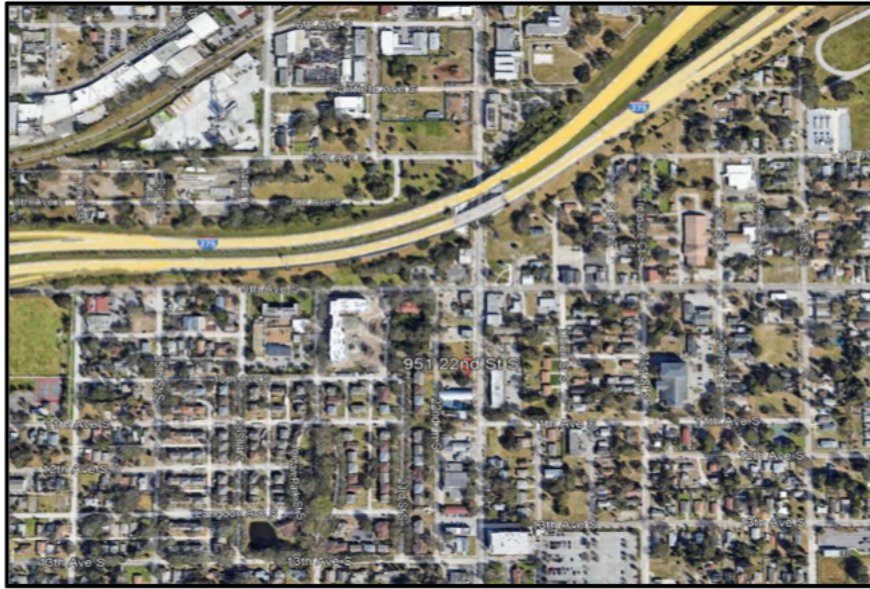
The appraiser is in compliance with the Competency Provision of USPAP with respect to this property. The report is an **Appraisal Report**, which has been prepared in compliance with the provisions of USPAP, FIRREA, and the specific contractual requirements of the client, City of St. Petersburg. The appraiser had not previously appraised the subject property nor provided other professional services with respect to it within the last three years.

Respectfully submitted,

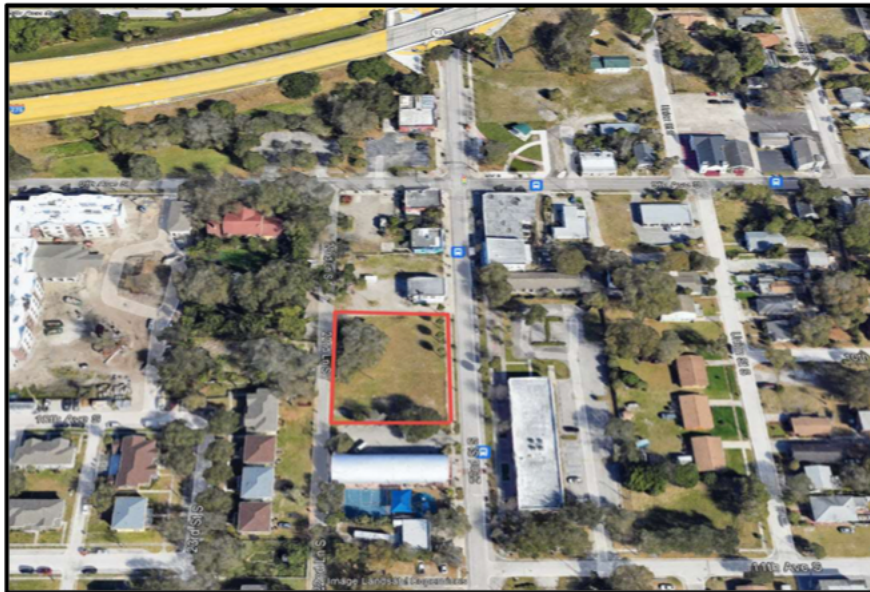
TOBIAS REALTY ADVISORS, LLC

C. Richard Tobias

C. Richard Tobias, MAI
State-Certified General
Real Estate Appraiser RZ705



AERIAL VIEW OF SUBJECT NEIGHBORHOOD



AERIAL VIEW FROM SOUTH



AERIAL PLAT



AERIAL VIEW FROM EAST



STREET VIEW FROM 22ND STREET SOUTH LOOKING SOUTHWEST



STREET VIEW LOOKING NORTHWEST



VIEW FROM 22ND LANE SOUTH LOOKING NORTHEAST



VIEW FROM 22ND LANE SOUTH LOOKING SOUTHEAST



RECENTLY RENOVATED MADAM QUEEN BUILDING NORTH OF SUBJECT



RESTAURANTS AT NORTH END OF SUBJECT BLOCK



ST PETERSBURG COLLEGE FACILITY OPPOSITE SUBJECT SITE



ROYAL THEATER BOYS AND GIRLS CLUB SOUTH OF SUBJECT

APPRAISAL REPORT

Property Identification: Commercial Site; 0.68 Acres MOL, 951 22nd Street South, St. Petersburg, Florida 33712; the mid-block site is located on the west side of 22nd Street South 220 feet south of 9th Avenue South in the 22nd Street South Business District of St. Petersburg, Pinellas County, Florida; the property is currently an unimproved parcel owned by the City of St Petersburg.

Client: Aaron Fisch, Director
City of St. Petersburg
P.O. Box 2842
St. Petersburg, Florida 33731

Client Type: A municipality

Appraiser: C. Richard Tobias, MAI
State Certified General Real Estate Appraiser,
RZ705

USPAP Competency: Appraiser has 44 years of experience in commercial properties in Pinellas County, including City of St. Petersburg

Purpose of the Appraisal: To provide the client with an opinion of market value "as is" as defined by the Interagency Guidelines.

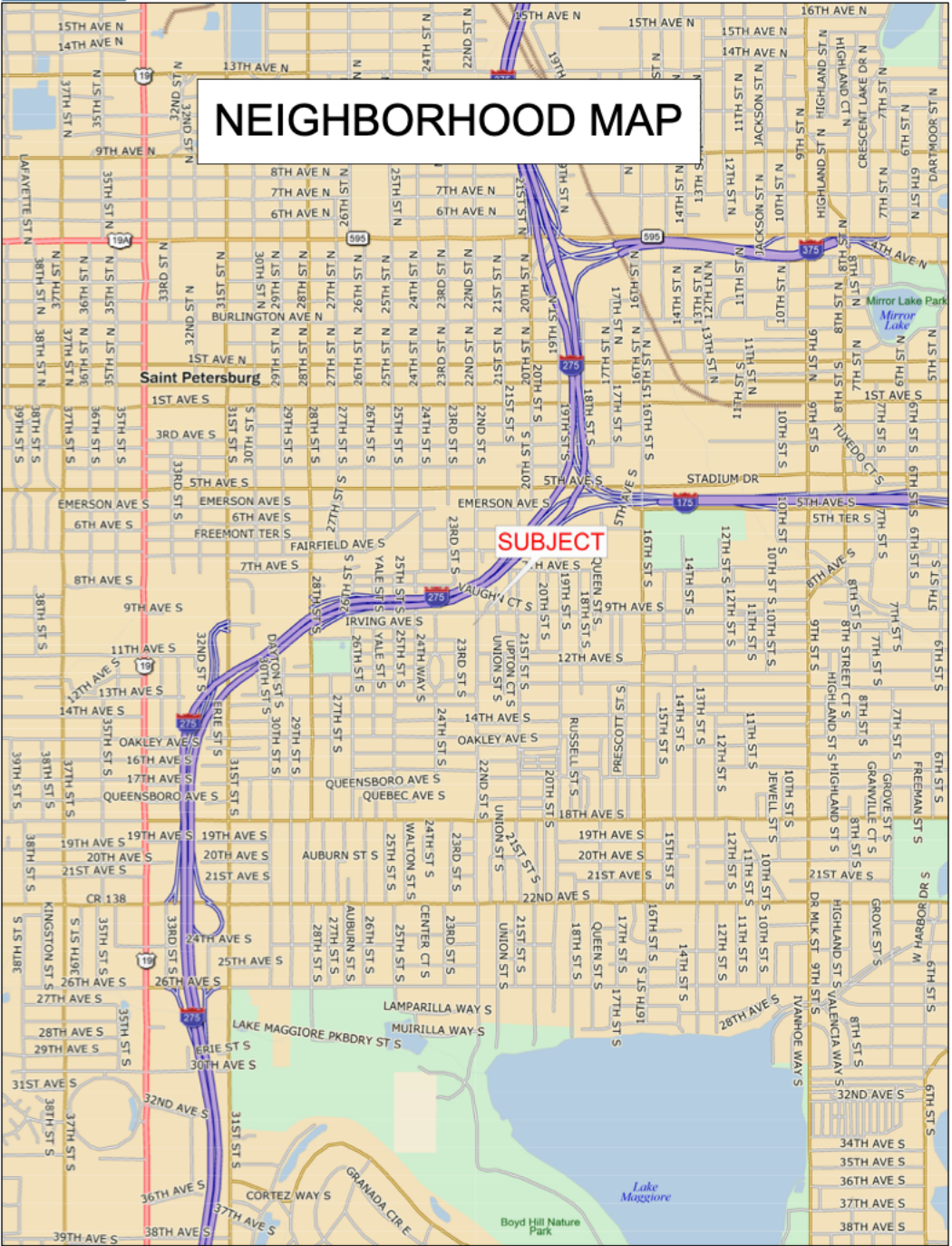
Market Value is "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and, the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

¹ Interagency Appraisal and Evaluation Guidelines, Department of the Treasury; December 2010.

Intended Use:	For the sole purpose of providing the client, City of St. Petersburg, an opinion of current market value as aid in asset management and/or possible disposition
Intended User:	City of St. Petersburg
Interest Valued:	Fee Simple
Property Owner:	City of St. Petersburg
3-Year Sales History:	North portion of subject property has been under municipal ownership for several decades; south portion was acquired by city via quit claim deed from Elihu and Carolyn Brayboy in April 2023 for nominal consideration; to our knowledge there is no active marketing of the property at this time.
Date of Inspection:	March 18, 2024
Effective Date of Value (AS IS):	March 18, 2024
Scope of Work:	<ul style="list-style-type: none">• Inspection of the subject property;• Analysis of regional and neighborhood data with emphasis upon the market for commercial sites in the Midtown area;• Description of the mid-block site;• Analysis of zoning, utilities, services, property taxes, and site;• Highest and best use analysis;• Cost approach has been excluded as subject is vacant land;• Income approach has also been excluded as the subject is vacant land;• Sales comparison approach utilizing recent comparable land sales in the local market; adjustments were made to the comparable sales where they materially differed from the subject property; comparables were analyzed on basis of price per square foot of

	land area; comparables were ranked based on their overall comparability; result is indication of market value by sales comparison;
	<ul style="list-style-type: none">• Reconciliation of the land sales data to provide conclusion of market value of the property "as is" in fee simple interest.
Legal Description:	Lot 18, less the South 3.6 feet thereof and all of Lot 19, Lot 20, and Lot 21, Geo C Prather Royal Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Pinellas County, Florida.
Zoning:	CCT-1, Corridor Commercial Traditional; St. Petersburg; this is a zoning category applied to many parcels located along major and minor highways in the city; it permits retail, restaurants/bars, services, offices, schools, churches, multi-family residential, ALF's, nursing homes, hotels, community homes, and other uses; minimum lot size is 4,500 square feet and the minimum front setback is 0 feet or 10 feet from curb; rear setback is 0 feet with alley (otherwise 10 feet); interior side setback is 0 feet; maximum FAR is 1.0 and most commercial uses require 2.5 to 3.3 parking spaces per 1,000 square feet of building area; restaurant use requires 6.66 spaces per 1,000 square feet; maximum building height is 42 feet; maximum residential density is 24 units per acre; workforce housing density is 30 units per acre; maximum impervious ratio is 0.95.
Land Use Plan:	M-U, Mixed Use; consistent with the zoning designation in place
Tax Parcel Numbers:	26-31-16-72864-000-0180 26-31-16-72864-000-0200 26-31-16-72864-000-0210
Property Assessment (2023):	\$237,888
Millage Rate (2023):	19.8587
Real Estate Taxes (2023):	N/A; exempt



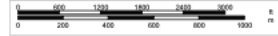
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Scale 1 : 25,000



1" = 2,083.3 ft Data Zoom 13-0

Neighborhood Description:

St. Petersburg is Pinellas County's largest city, where population increased by 4% during the 1990's to 248,232, according to the 2000 Census. The population in 2010 was 244,689, a slight decrease due to the Great Recession; but then edged up to 258,305 in 2020 (+5.6%). The 2023 population is estimated at 261,111. St. Petersburg lies at the southern tip of the Pinellas peninsula; it comprises 27% of the county's population (965,496).

The subject property is located on the west side of 22nd Street South 220 feet south of 9th Avenue South in the south central section of the City of St. Petersburg; the neighborhood is identified as 22nd Street South Business District or "The Deuces"; the larger area is known as the Midtown Area of St. Petersburg; it is 1.3 miles southwest of St. Petersburg's CBD; the subject neighborhood is known as Melrose/Mercy but the 22nd Street South corridor is a local commercial district (the Deuces); Tropicana Field, home of the Tampa Bay Rays (MLB) is situated 0.8 miles northeast.

22nd Street South is a secondary, north/south roadway with light-moderate traffic volume that extends through the Dome Industrial District and new Warehouse Arts District (north of I-275) to the subject neighborhood, which is immediately south of I-275; some of the older industrial buildings remain in the area north of I-275 but many have been re-purposed, such as Lantmannen Bakery and 3 Daughters Microbrewery. St. Petersburg Clay Company, which occupies the former SCL railroad station on 22nd Street South, was the initial impetus for transformation of the area to an arts-centered district.

South limit of the neighborhood is 18th Avenue South, which is a primary, east/west artery spanning the Midtown area; it carries moderate-heavy traffic volume.

In 2006 the first major commercial development (Tangerine Plaza) in the city's Midtown Area took place at the intersection of 22nd Street and 18th Avenue South (0.6 miles south of subject); the project included a neighborhood retail center anchored by a Sweet Bay supermarket. Sweet Bay closed but was replaced by a WalMart Neigh-

borhood Grocery in 2014; the WalMart store also closed leaving the neighborhood without a major supermarket. GTE Federal Credit Union constructed a branch office at the southeast corner of the intersection. Dollar General also developed a retail store at the southwest corner. A city-owned tract due south of Midtown Plaza is now being developed as Pelican Place, a 44-unit, affordable townhome project by Habitat for Humanity.

Interstate 275, which extends north and south through St. Petersburg, lies 0.1 miles north of the subject with access ramps at 5th Avenue South and 22nd Avenue South; I-375 is the short spur section flanking the north limits of the CBD; I-175 is the spur at the south limits, which lies just south of Tropicana Field; this spur also serves the hospital district 1.2 miles east.

1.2 Miles east of Melrose/Mercy is the city's largest concentration of health care facilities; Bayfront Health St. Petersburg (395 beds) is 1.3 miles east and Johns Hopkins/All Children's Hospital (259 beds) lies immediately east of 6th Street at 6th Avenue South; All Children's constructed its new, 1M-square foot hospital, a \$300M project, which includes a 1,000-space parking garage, in 2009. All Children's is now associated with Johns Hopkins Medical Center; it has 254 affiliated physicians and 2,331 employees. Bayfront Health has 574 affiliated physicians and 1,713 employees.

In the last 10 years there has been considerable redevelopment in the Dome Industrial District (0.2 miles north of subject), the largest being the new facility for Euro Bake, Inc. Other small manufacturing and service firms have built new facilities in the blocks just south and west of the Euro Bake property. The most ambitious project in the Dome Industrial District is the U.S. Department of Labor (\$24 million grant), Job Corps training facility at 22nd Street and 5th Avenue South; the project, which serves 600 students annually, was opened in 2010.

In the immediate subject neighborhood St. Petersburg College opened its Jamerson Midtown Center Campus in a 3-story facility at 1300 22nd Street South in 2015; the

college's Student Success Center is located in a modern, 1-story building on 22nd Street South across from the subject site. Also, the Dr. Carter G. Woodson African American Museum, which is located just west of the subject in Jordan Park, is planning a move and major expansion to 22nd Street South in the near future.

Immediately west of the subject neighborhood is the 24-acre Jordan Park residential community, which covers several blocks ranging south from 9th Avenue South; the complex has just undergone a complete reconstruction by the St. Petersburg Housing Authority at a cost of \$93 million with a 60-unit, senior housing element and renovation of 200 townhomes; Wildwood Park (0.4 miles west) is a large municipal recreation complex marking the west limit of the subject neighborhood at 28th Street South.

In the immediate subject neighborhood we find a broad assortment of commercial, institutional, and residential properties in terms of age, type, quality, size, and condition;

- 1940/1950's era, 2-story, commercial buildings with retail, restaurants, bars, offices, and apartments at north end of neighborhood
- Strip retail center on south side of 9th Avenue South just east of 22nd Street
- Several churches are located on north side of 9th Avenue South in area east of 22nd Street
- Single-family homes and small rentals located south of 9th Avenue South and east of 22nd Street
- Multi-building, commercial complex (1940s and 1950s); renovated in 2013; formerly Chief's Creole Café, now Sid's Caribbean
- Madam Queen, a 2-story, historic renovation in 2022 adjacent north of subject
- Manhattan Casino (Historic Renovation) on 22nd Street South just north of I-275; this city-owned facility is planning to be re-purposed as a mixed-use complex
- Sankofa Project (2.8 acres) due west of Manhattan Casino is a public/private development just un-

derway, which will include 24 affordable town-homes and commercial space

- Sunrunner mass transit project was recently completed with a station at 1st Avenue South and 22nd Street
- St. Petersburg Housing Authority facility (built 2003)
- Royal Theater (Boys and Girls Clubs of the Sun-coast) is a classic, renovated building (1948) at 1011- 22nd Street South just south of subject
- SPC Midtown Campus (2015) at 1300 22nd Street South
- City of St. Petersburg/Mercy Hospital facility at 1344- 22nd Street South; a 21,000-square foot addition opened in 2004 (Johnnie Ruth Clarke Health Center)
- Perkins Elementary School at northwest corner of 22nd Street and 18th Avenue south was completely rebuilt in the last decade

Referring to the Demographic Analysis Chart found in this section, we see that within a 1-mile radius of the subject site there is a resident population of 15,460 with 11.6% growth rate since 2010, which is well above city and county growth; median age (37.1 years) is below that of St. Petersburg (44.5 years) and Pinellas County (50.2 years); home ownership ratio (41.4%) is much lower than both the city and county rates but up 6 points since 2018; median household income (\$41,174) is 63.8% of the county median (\$64,506) and well below that of St. Petersburg (\$67,825) but has improved by nearly 10 points relative to the county in the last 3 years; the consumer spending indexes (57 to 61%) are also far below that of the city (93 to 97%) and the county (91 to 96%) but again, markedly higher than the index range in 2020 (46 to 53%).

The subject neighborhood includes a wide variety of commercial, institutional, and residential land uses along the 22nd Street South corridor. The primary advantage for the subject is its position in a small, well recognized, commercial node south of the Dome Industrial District

and Warehouse Arts District with the four strong anchor properties (St. Petersburg Housing Authority, SPC- Midtown Campus, Mercy Hospital healthcare facility, and Tangerine Plaza at the southern limit).

The subject neighborhood is likely to continue its traditional, mixed-use role (residential, commercial, and institutional) for the near term; the area is practical and convenient for small businesses in St. Petersburg, particularly those serving the relatively dense population base of the Midtown Area; the area has shown considerable improvement in the last 10 years in terms of activity levels and now property values have dramatically reduced the gap with those of other city commercial districts; I would anticipate some modest rates of appreciation in property values and rents in the near term, considering the additional traffic generated by the new Warehouse Arts District, Sankofa Project, re-built Jordan Park community, and the SPC Midtown Campus.

Barring national recession in 2024, it is likely that the market's momentum will continue but probably at a more measured pace than the 2017-2022 period due to the combined effects of inflation and high interest rates.

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Demographic Analysis

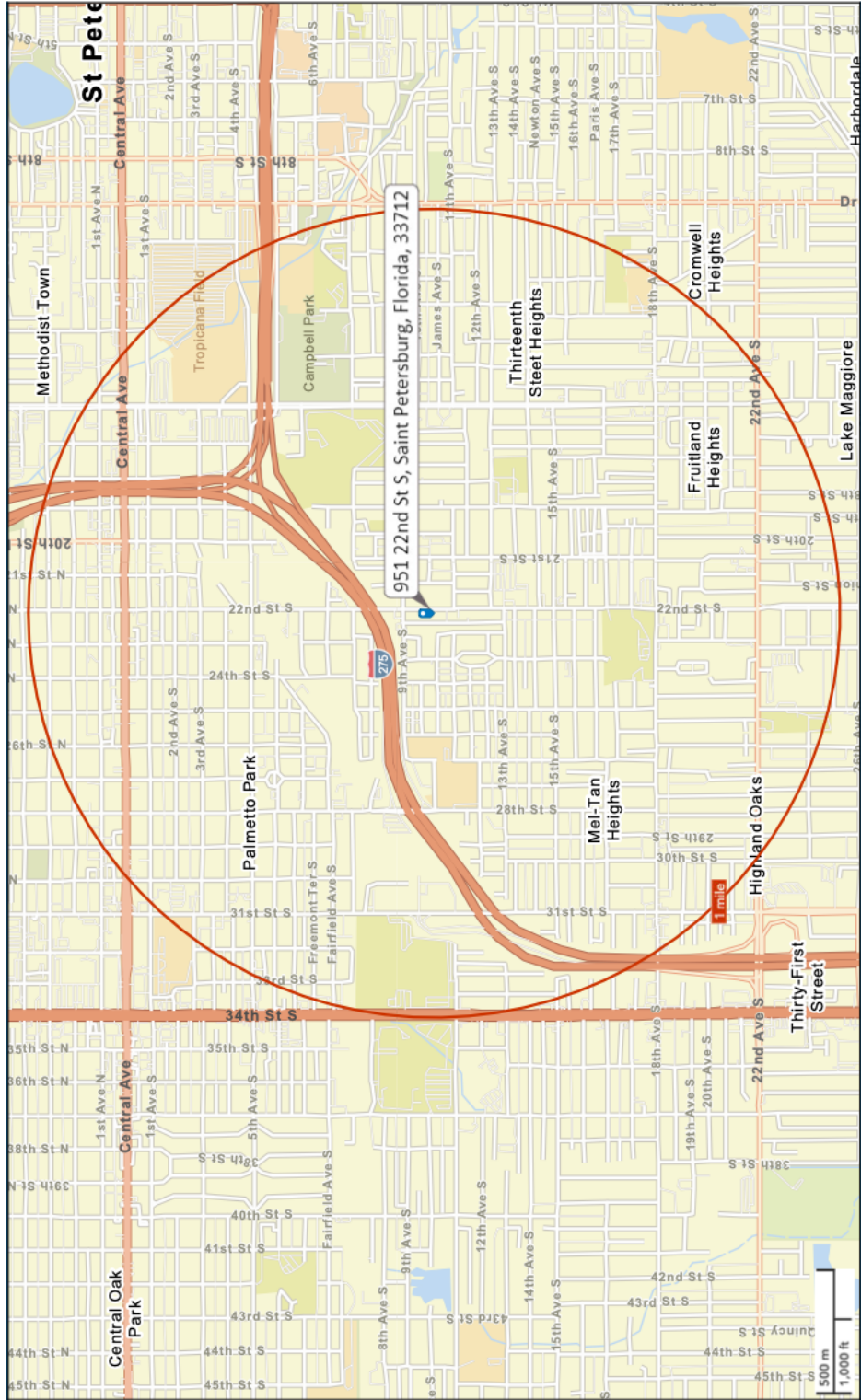
951 22nd St S
St Petersburg, FL 33712

Study Area	1-Mile Radius	St Petersburg	Pinellas County
Population 2010	13,816	244,689	916,542
Population 2020	14,804	258,305	959,107
Change	988	13,616	42,565
% Change	7.2%	5.6%	4.6%
Population 2023	15,460	261,111	965,496
% Change (2020-2022)	4.4%	1.1%	0.7%
Median Age 2010	35.0	41.7	46.2
Median Age 2020	36.2	43.6	49.3
Median Age 2023	37.1	44.5	50.2
Households 2010	5,041	108,774	415,876
Households 2020	5,762	120,089	442,789
Change	721	11,315	26,913
% Change	14.3%	10.4%	6.5%
Households 2023	6,358	122,654	448,830
% Change (2020-2023)	10.3%	2.1%	1.4%
Avg Hshld Size 2010	2.66	2.19	2.16
Avg Hshld Size 2020	2.51	2.10	2.12
Avg Hshld Size 2023	2.38	2.08	2.11
Housing Units 2023	6,975	136,650	520,582
Owner-Occupied Units	2,888	73,518	304,020
% Total Units	41.4%	53.8%	58.4%
Renter-Occupied Units	3,467	49,194	144,722
% Total Units	49.7%	36.0%	27.8%
Vacant Units	614	13,938	71,840
% Total Units	8.8%	10.2%	13.8%
Median Household Income 2023	\$41,174	\$67,825	\$64,506
As % of County Median	63.8%	105.1%	100.0%
Median Home Value 2023	\$152,251	\$351,499	\$337,203
As % of County Median	45.2%	104.2%	100.0%
% White Collar Employment	54.1%	67.2%	67.0%
% Services Employment	30.1%	16.8%	16.6%
% Blue Collar Employment	15.9%	16.0%	16.4%
Consumer Spending Indexes			
Apparel & Services	61%	97%	91%
Entertainment/Recreation	57%	94%	92%
Shelter	58%	96%	92%
Furnishings & Equipment	57%	95%	92%
Healthcare	61%	97%	96%
Travel	54%	93%	91%
Restaurant	59%	96%	91%

Source: ESRI Market Profile



Demographic Map



March 26, 2024

Page 1 of 1

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Utilities/Services:

Water:	City of St. Petersburg
Sewer:	City of St. Petersburg
Electric:	Duke Energy Florida, Inc.
Telephone:	Frontier Communications
Police:	St. Petersburg Police Department
Fire/EMS:	St. Petersburg Fire & Rescue
Public Transportation:	PSTA (bus service)

SITE DESCRIPTION:

Physical Location:	951 22 nd Street South, St. Petersburg, Florida 33712; west side of 22 nd Street South 220 feet south of 9 th Avenue South
Land Area:	29,460 square feet or 0.68 acres MOL
Data Sources:	Site inspection by appraiser March 18, 2024; Pinel- las Property Appraiser records
Configuration:	Rectangle
Site Position:	Interior; double frontage
Primary Frontage:	196.4 feet MOL; west side of 22 nd Street South
Secondary Frontage:	196.4 feet MOL; east side of 22 nd Lane South
Average Depth:	150 feet MOL
Current Land/Bldg. Ratio:	N/A
Current Floor Area Ratio (FAR):	N/A
Topography/Drainage:	Level; adequate drainage; no adverse conditions noted.
Flood Zone Designation:	Zone X- Unshaded, area of minimal flood hazard, according to Federal Emergency Management

	Agency Map Panel 12103C-0218G; September 3, 2003.
Soil Conditions:	Typical compacted fill; no adverse conditions noted.
Easements:	Typical utility and drainage easements
Encroachments:	None apparent
Deed Restrictions:	None known
Visibility from Highway:	Excellent visibility from 22 nd Street South
Access:	Direct access from 22 nd Street South and 22 nd Lane South
Conclusion:	Good, commercial site with primary benefits being its 22 nd Street South frontage and secondary access at rear

Highest and Best Use:

The subject property is a 29,460-square foot, commercial site in the Midtown Area of the City of St. Petersburg in south Pinellas County. It has several favorable aspects that are balanced by some negative conditions. The positive factors include:

- 1- Appropriate zoning and FLU for a number of commercial and mixed uses
- 2- Double-frontage, interior site with good dimensions, and topography with minimal flood hazard
- 3- Municipal utilities and services available
- 4- Close proximity to large, in-town, industrial node with Department of Labor facility
- 5- Reasonable access to I-275
- 6- Close proximity to Downtown St. Petersburg
- 7- Prime location in 22nd Street South Business District (The Deuces)
- 8- Neighborhood is underserved in terms of local goods and services
- 9- Very limited inventory of new or renovated commercial properties for sale or lease
- 10- Secondary north/south roadway with commercial node at 9th Avenue South
- 11- Positive impact of new Warehouse Arts District adjacent north of I-275
- 12- Established, institutional anchor properties in this corridor such as Johnnie Ruth Clarke Health Center and St Petersburg College facility
- 13- Evidence of new private investment in neighborhood such as Sid's Caribbean, Sankofa Project and Manhattan Casino
- 14- Complete rebuild of Jordan Park community adjacent west of subject
- 15- New Habitat townhome complex at 18th Avenue South
- 16- Dense population in primary market area (1-mile radius)
- 17- Subject site has good exposure and access
- 18- Steady improvement in employment and most economic indicators over last 5 years
- 19- Very strong performance of Tampa Bay commercial market in last 10 years

The subject property also has some negative aspects and market conditions that include:

- 1- Moderate traffic count on 22nd Street South
- 2- Neighborhood exhibits few high quality, first-generation, commercial properties
- 3- Market research indicates limited activity, particularly for vacant commercial sites
- 4- Uncertain status of Manhattan Casino and Tangerine Plaza
- 5- Demographics of primary market indicates below average scorings compared to broader St. Petersburg and Pinellas County market albeit dramatic improvement in last 3 years
- 6- National economic headwinds such as inflation, high interest rates, and potential for recession

Given the overwhelming importance of economic and market conditions, I have concluded highest and best use (as vacant) of subject property to be retail/office/services development with potential for mixed-use with a residential component.

Marketability:	Subject property's marketability is rated average at this time. This assessment is based on the factors enumerated in the highest and best use analysis. Potential buyers include local investors and users.
Estimated Marketing Time:	12 months; this is the expected time of marketing at the appraised value following the date of valuation.
Estimated Exposure Time:	12 months; this is the time (prior to date of value) judged necessary to achieve a sale at the appraised value.

Valuation Process:

Cost approach was excluded as subject property is an unimproved tract.

Sales Comparison approach is normally the only reliable method of valuing commercial sites in the subject market; this approach has been applied and the unit of measure is price paid per square foot of land area.

Income capitalization approach was excluded as subject is an unimproved tract.

Sales Comparison Approach-

I have selected six recent land sales from the Midtown market as the best indicators of subject's land value. The comparable sales closed between March 2020 and November 2023. The Midtown land sub-market has been extremely strong with significant appreciation in the early portion of this period but over the last 12 months there are indications of a flattening of the price curve; this may be due in part to national economic conditions (inflation and high rates); therefore, no adjustments for market conditions were applied to the 2022 and 2023 sales.

Sale 1 is the May 2023 acquisition of a small, corner site in the 34th Street South corridor; in the past this location carried a premium over the Deuces but Sale 6, a very recent transaction, indicates parity between the two corridors; downward adjustment was indicated for the corner position of Sale 1; all other categories revealed neutral comparisons; this sale indicates a unit value of \$30.57 for the subject, which is 3.0% above the adjusted mean (\$29.68).

Sale 2 is the February 2022 acquisition of a signalized, corner site in the 34th Street South corridor; downward adjustment was indicated for the corner position of Sale 2; minor upward adjustment was applied to account for some demolition costs; all other categories revealed neutral comparisons; this sale indicates a unit value of \$29.72 for the subject, which is essentially equal to the adjusted mean (\$29.68).

Sale 3 is the May 2023 acquisition of an average, corner site in the ML King Street South corridor; this location carries a premium over the Deuces because of proximity to DTSP and the hospital district; downward adjustment was indicated for the corner position of Sale 3; minor upward adjustment was applied to account for some demolition costs; all other categories revealed neutral comparisons; this sale indicates a unit value of \$33.11 for the subject, which is 11.6% above the adjusted mean (\$29.68).

Sale 4 is the August 2021 acquisition of an average, corner site in the 4th Street South corridor; upward adjustment was indicated for market conditions improvement since mid-2021; in the past this location carried a premium over the Deuces but Sale 6, a very recent transaction, indicates parity between the two corridors; downward adjustment was indicated for the corner position of Sale 4; upward adjustment was necessary to reflect the lower flexibility of the CRT-1 zoning to subject's CCT-1; minor upward adjustment was applied to account for some demolition costs; all other categories revealed neutral comparisons; this sale indicates a unit value of \$26.24 for the subject, which is 11.6% below the adjusted mean (\$29.68).

Sale 5 is the May 2020 acquisition of a small, corner site in the Deuces corridor; significant upward adjustment was indicated for market conditions improvement since mid-2020 based on Sale 6 in late 2023; downward adjustment was indicated for the corner position of Sale 5; upward adjustment was necessary to reflect the lower flexibility of the CRT-1 zoning to sub-

ject's CCT-1; all other categories revealed neutral comparisons; this sale indicates a unit value of \$25.09 for the subject, which is 15.5% below the adjusted mean (\$29.68).

Sale 6 is the November 2023 acquisition of a small, interior site in the Deuces corridor just 50 feet north of the subject; no adjustments were necessary for Sale 6; this sale indicates a unit value of \$33.33 for the subject, which is 12.3% above the adjusted mean (\$29.68).

The adjusted unit values of the six comparables range from \$25.09 (Sale 5) to \$33.33 (Sale 6), resulting in a reasonable variance of 33%; note, both high and low indicators are drawn from the Deuces corridor. The adjusted mean price was \$29.68 per square foot and the median was \$30.15, a difference of just 1.6%.

I have assigned statistical weights to the sales based upon the reliability of the data and overall degree of comparability. Sale 6 clearly emerges as the best indicator of value for the subject site as it required no adjustments. Secondary weight was given to Sale 5 because of its locational similarity in spite of its 2020 closing date. Tertiary weight was placed on Sales 3 and 4; and least weight was assigned to the more distant Sales 1 and 2. The weighted mean of the data was roughly 1% greater than the natural mean.

Therefore, based upon my analysis of the comparable sales, I have selected a unit value of \$30.00 per square foot for the subject site:

$$29,460 \text{ sq. ft. @ } \$30.00 = \$883,800$$

Rounded, \$885,000

Comparable Land Sales

	1	2	3	4	5	6
Sale Number	2000 34th St S	3700 34th St S	SE Cor MI King St S and 11th Av S	414 23rd Av S	NW Cor 22nd St S and 16th Av S	925 22nd St S
Location	SE Cor 20th Av S St Petersburg May-23	NE Cor 38th Av S St Petersburg Feb-22	St Petersburg May-23	SW Cor 4th St & 23rd Av S St Petersburg Aug-21	St Petersburg Mar-20	WIS 130' S of 9th Av S St Petersburg Nov-23
Date	274421208	218292983	224641829	218442101	209102944	226201126
OR Book/Page	X	X	X	X	X	X
GRANTOR	B/R Financial LLC	3700 34th Avenue South, LLC	Coady Dovel Partners, LLC	IKO HO, LLC	Harp Ventures 1, LLC	Yonina Fontaine Ltd
GRANTEE	Antonic Williams	BSBZ Skyway, LLC	Blue Night Owl, LLC	414 23rd Av South, LLC	New Market Realty, LLC	Ashley Reed & Dianne Reed
Parcel Number	26-31-16-89712-005-0010	35-31-16-09998-001-0010	30-31-17-32460-000-0010	31-31-17-36684-000-0080 ebl	26-31-16-33030-000-0070	26-31-16-72864-000-0230
Price	\$325,000	\$995,000	\$1,275,000	\$680,000	\$219,000	\$250,000
Upload Size (AC)	0.68	0.71	0.77	0.71	0.26	0.17
Upload Size (SF)	29,460	30,800	33,900	30,954	11,666	7,501
Price Per SF	\$32.18	\$32.31	\$38.06	\$21.92	\$19.12	\$33.33
Zoning	CCT-1	COS-1	CCT-1	CRT-1	CRT-1	CCT-1
Traffic Count	Moderate	27,000	16,200	16,256	Moderate	Moderate
Highest/Best Use	Restaurant/Retail/Service	Restaurant/Retail/Service	Restaurant/Retail/Service	Restaurant/Retail/Service	Restaurant/Retail/Service	Restaurant/Retail/Service
Use at Sale Date	Undeveloped	Carwash	Obsolete Bldg	Obsolete Bldg	Undeveloped	Undeveloped
Highway Frontage	196.4	140.0	250.0	210.0	100.0	50.0
Depth	160.0	220.0	130.0	116.0	115.0	145.0
Corner/Interior	Corner	Corner (Signal)	Corner	Corner	Corner	Interior
Comments	Small, rectangular site on 34th St S (US Interstate 94) in the Duces commercial district adjacent east of Jordan Ave. and south of 34th St S. Property is currently vacant. Development plans uncertain.	Small, rectangular site on 34th St S (US Hwy 94) in the Duces commercial district adjacent east of Jordan Ave. and south of 34th St S. Property is currently vacant. Development plans uncertain.	Rectangular site with one elev. obstructions in parking, mixed-use area of light commercial district. Property is currently vacant. Development plans uncertain.	Small, rectangular site on 4th St S of secondary intersection in low blocks south of Barber Park. Property is currently vacant. Development plans uncertain.	Small, rectangular site in the Duces commercial district adjacent east of Jordan Ave. and south of 23rd St S. Property is currently vacant. Development plans uncertain.	Rectangular, level site in the Duces commercial district adjacent east of Jordan Ave. and south of 23rd St S. Property is currently vacant. Development plans uncertain.
Prior Sales - 3 Years	None	None	May 2015, \$790,000	None	None	2020, Non-Arms length sale
Financing	Cash Sale	HomeBank	M&P Credit Union	Cash Sale	Peoples West, Inc	Cash Sale
ADJUSTMENTS						
Financing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash Price Per SF	\$32.18	\$32.31	\$38.06	\$21.92	\$19.12	\$33.33
Market Conditions	0%	0%	0%	15%	25%	0%
Adjusted Price/SF 1	\$32.18	\$32.31	\$38.06	\$24.52	\$23.90	\$33.33
Location	0%	-10%	0%	0%	0%	0%
Parcel Size	0%	0%	0%	0%	0%	0%
Corner/Interior	-5%	-10%	-5%	-5%	-5%	0%
Physical Aspects	0%	0%	0%	0%	0%	0%
Zoning	0%	0%	0%	10%	10%	0%
Essentials	0%	0%	0%	0%	0%	0%
Obsolescence Improvements	0%	2%	2%	2%	0%	0%
Total Adjustment	-5%	-4%	-13%	7%	5%	0%
Adjusted Price/SF 2	\$30.57	\$29.72	\$33.11	\$26.24	\$25.09	\$33.33



LAND SALE #1: 2000 34TH STREET SOUTH



LAND SALE #2: 3700 34TH STREET SOUTH



LAND SALE #3: ML KING STREET & 11TH AVENUE SOUTH



LAND SALE #4: 414 23RD AVENUE SOUTH

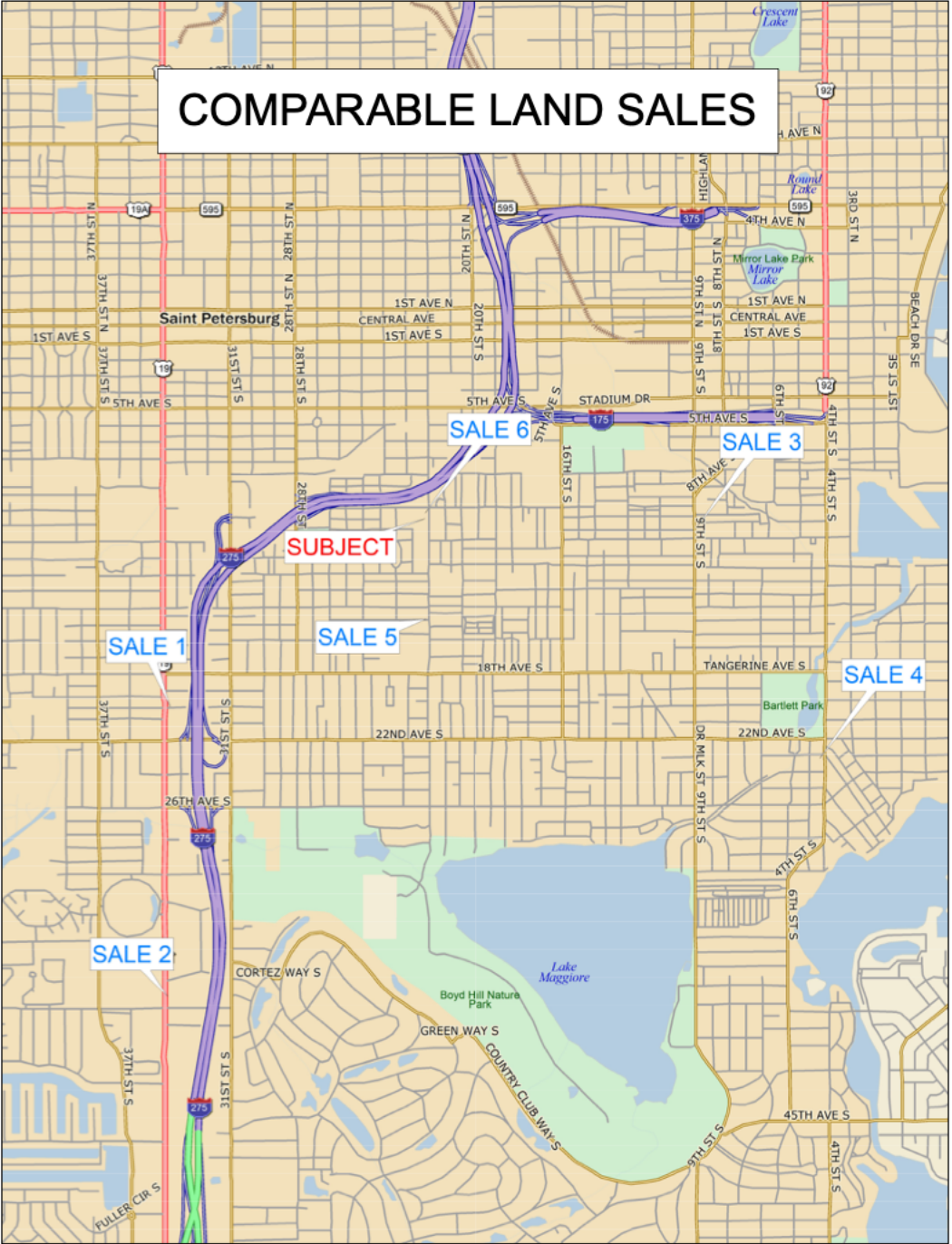


LAND SALE #5: NW CORNER 22ND STREET SOUTH & 16TH AVENUE SOUTH

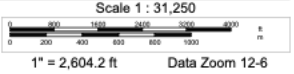


LAND SALE #6: 925 22ND STREET SOUTH

COMPARABLE LAND SALES



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Reconciliation:

The subject property is a 0.68-acre, mid-block site located in the heart of the 22nd Street South Business District (The Deuces) of St. Petersburg, Florida. The immediate market has exhibited significant growth in terms of activity and land prices over the last 5 years and is poised to become a unique extension of the commercial successes of the Edge, Grand Central, and Warehouse Arts District. The subject area is flanked to the west by the recently re-developed Jordan Park community. Highest and best use was judged to be retail, office, services development with potential for mixed-use with a residential component.

Cost and income approaches to value were excluded from consideration as subject is a commercial site with no improvements.

The sales comparison approach is the only reliable method of valuing fee simple, development sites in this market; this approach has been applied and the unit of measure was price paid per square foot of land area. Six comparable land sales in the Midtown market were analyzed and compared to the subject in a number of relevant categories; adjustments were applied where sale properties were rated either superior or inferior to the subject. The analysis indicated relatively minor distinctions were attributed to market conditions, location, site position, zoning, and obsolete improvements. After applying statistical weighting to the sales deemed best indicators the analysis focused upon a unit value of \$30.00 per square foot, or \$885,000 for the 29,460-square foot site.

In the final reconciliation I have placed singular weight on the land valuation via direct sales comparison and have estimated **market value of the subject property** "AS IS", in fee simple interest, as of effective date, March 18, 2024, at \$885,000.

CERTIFICATION

This is to certify that, upon request for valuation by Aaron Fisch, Director, City of St. Petersburg, I have personally inspected, collected, and analyzed various data, and appraised the fee simple interest of the Commercial Site; 0.68 Acres MOL (Lot 18, less the South 3.6 feet thereof and all of Lot 19, Lot 20, and Lot 21, Geo C Prather Royal Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Pinellas County, Florida.) located at 951 22nd Street South, St. Petersburg, Florida 33712. The property is more fully described in the attached report.

I certify that, to the best of my knowledge and belief:

- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- ◆ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Profes-

sional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- ◆ I have made a personal inspection of the property that is the subject of this report.
- ◆ No one provided significant real property appraisal assistance to the person signing this certification.

As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

The appraiser is qualified to appraise this property with respect to the Competency Provision of USPAP.

The appraiser had not previously appraised the subject property nor provided other professional services with respect to it in the last three years.

This certificate is in accordance with the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3 and with the Appraisal Institute's Supplemental Standards of Professional Practice.

C. Richard Tobias

C. Richard Tobias, MAI
State-Certified General
Real Estate Appraiser RZ705

ASSUMPTIONS AND LIMITING CONDITIONS

1. The conclusions as to market value contained herein represent the opinion of the undersigned and are not to be construed in any way as a guarantee or warranty, either expressed or implied, that the property described herein will actually sell for the market value contained in this opinion.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of all encumbrances, unless otherwise noted.
4. No survey of the property was made or caused to be made by the appraiser. It is assumed the legal description closely delineates the property. It was checked with public records for accuracy. Drawings in this report are to assist the reader in visualizing the property and are only an approximation of grounds or building plan.
5. It is assumed that there are no hidden or unapparent conditions of the property's subsoil or structure that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
6. Subsurface rights (minerals, oil, or water) were not considered in this report.
7. All value estimates have been made contingent on zoning regulations and land use plans in effect as of the date of appraisal, and based on information provided by governmental authorities and employees.
8. Appraisal does not constitute an inspection for compliance with local building, fire, or zoning codes. Reader is advised to contact local government offices to ensure compliance with applicable ordinances.
9. This appraisal report covers only the premises herein; and no figures provided, analysis thereof, or any unit values derived are to be construed as applicable to any other property, however similar they may be.
10. Certain data used in compiling this report was furnished by the client, his counsel, employees, and/or agent, or from other sources believed reliable. However, no liability or responsibility may be assumed for complete accuracy.

11. An effort was made to verify each comparable sale noted in the report. There are times when it is impossible to confirm a sale with the parties involved in the transaction; all sales are confirmed through public records.
12. This appraisal has been prepared solely for the exclusive benefit of the client, addressee of the report. It may not be used for any purpose by any person other than the party to whom it is addressed, without the written consent of the appraiser, and in any event only with the proper written qualification and only in its entirety.
13. Estimates of expenses, particularly as to assessment by the County Property Appraiser and subsequent taxes, are based on historical or typical data. Such estimates are based on assumptions and projections which, as with any prediction, are affected by external forces, many unforeseeable. While all estimates are based on my best knowledge and belief, no responsibility can be assumed that such projections will come true.
14. Responsible ownership and competent property management are assumed.
15. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field.

QUALIFICATIONS
C. RICHARD TOBIAS, MAI

EDUCATION:

B.A., 1971, Boston College, School of Arts and Sciences

Have passed or received credit for the following courses sponsored by the Appraisal Institute.

- 1A-1 Real Estate Appraisal Principles
- 1A-2 Basic Valuation Procedures
- 1B-1 Capitalization Theory and Techniques
- 2-1 Case Studies in Real Estate Valuation
- 2-2 Valuation Analysis and Report Writing
- 2-3 Standards of Professional Practice
- 6 Investment Analysis

Attended numerous seminars sponsored by American Institute of Real Estate Appraisers (now Appraisal Institute), Society of Real Estate Appraisers (now Appraisal Institute), Florida State University, National Association of Mutual Savings Banks, and other financial institution associations. Most recent appraisal course was Uniform Standards for Federal Land Acquisitions (June 2010), sponsored by the Appraisal Institute. Most recent seminar was Market Disturbances-Market Analysis in Atypical Markets and Cycles (August 2023).

Florida State-Certified General Real Estate Appraiser RZ705

Expert witness in appraisal of real estate and businesses --
Circuit Court of Florida, Sixth District
Federal Court, Middle District of Florida

BUSINESS EXPERIENCE:

2015 to Present: Manager/owner, **Tobias Realty Advisors, LLC**, a firm specializing in appraisal and consulting in commercial and investment real estate in west central Florida.

1987 to 2015: Independent Contractor associated with Valuation Services, Inc. and **Tobias Realty Advisors, LLC**, firms specializing in appraisal and consulting in commercial and investment real estate. Assignments have included appraisal of a variety of commercial, industrial, and investment properties, as well as vacant land. Areas of specialization include churches, schools, convenience food/gasoline outlets, restaurants, retail centers, industrial, of-

TOBIAS REALTY ADVISORS, LLC

ices, medical/dental clinics, apartments, and lodging facilities. Appraisal assignments have been prepared for financing, litigation, sale/purchase, and other functions.

- 1980 to 1987: Vice President, Warren Hunnicutt, Jr., Inc., Real Estate Appraisers and Consultants. Assignments included office buildings, shopping centers, industrial facilities, residential developments, apartment buildings, resort properties, and closely-held businesses.
- 1979 to 1980: Associate Appraiser with L. T. Bookhout, Inc., Real Estate Appraisal and Consultation. Assignments included industrial facilities, special purpose properties, undeveloped land tracts, as well as historically significant properties being acquired by the National Park Service.
- 1977 to 1979: Commercial Loan Analyst/Appraiser with Poughkeepsie Savings Bank. Duties included appraisal of residential and commercial properties for mortgage loan purposes; review and recommendation of commercial loans to Board of Directors; field inspection and analysis of investment properties in Southeast and Southwest United States.
- 1975 to 1977: Associated with Dutchess County Department of Real Property Tax and City of Beacon, New York in the assessment of properties for ad valorem taxation purposes.
- 1973 to 1975: Owned and operated masonry contracting firm specializing in custom residential fireplaces, accent walls, exterior facades, etc.

Independently registered Real Estate Broker -- State of Florida; BK348850

PROFESSIONAL AFFILIATIONS:

MAI, Appraisal Institute
Realtor, Florida Gulfcoast Commercial Association of Realtors (FGCAR)

The Appraisal Institute conducts a program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. C. Richard Tobias is currently certified under this program.

2013 President, Florida Gulf Coast Chapter of Appraisal Institute

ADDENDA

APPRAISAL AGREEMENT

THIS APPRAISAL AGREEMENT, ("**Agreement**"), made and entered into by and between the CITY OF ST. PETERSBURG, a municipal corporation of the State of Florida, ("**City**") and C. Richard Tobias, MAI ("**Appraiser**"), (collectively, "**Parties**"):

W I T N E S S E T H

WHEREAS, the City desires to obtain an appraisal substantially in compliance with the appraisal instructions set forth in **Exhibit "A"**, attached hereto, for the real property described in **Exhibit "B"** ("**Property**"), attached hereto and made a part hereof; and

WHEREAS, the Appraiser represents that the Appraiser is authorized and qualified to make such appraisal in accordance with recognized appraisal practices and standards and has an active certification by the State of Florida as a certified appraiser.

NOW THEREFORE, in consideration of the promises and covenants contained herein the Parties hereto agree as follows:

1. **RECITALS.** The above recitals are true and accurate and are incorporated herein.
2. **EFFECTIVE DATE; FACSIMILE.** The effective date of this Agreement shall be the latest of the dates that the Appraiser and the appropriate City signatories have approved and signed this Agreement ("**Effective Date**"). A facsimile, or electronic, copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.
3. **APPRAISAL COMPLETION AND DELIVERY.** The Appraiser, in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP), shall perform the appraisal of the Property and provide the City with an electronic copy (via email) of the appraisal report ("**Appraisal Report**") on or before March 29, 2024 ("**Completion Date**"). The Appraisal Report shall include the market value of any and all interests as set forth in Exhibit "A". The City may, at its sole discretion, extend the completion date. Any such extension will not be effective unless memorialized in a written document signed by representative of the City authorized in such capacity.
4. **INSPECTION BY SUPERVISING APPRAISER.** The undersigned appraiser, as supervising appraiser or as any status requiring the co-signing of the appraisal report, does hereby affirm the undersigned appraiser has physically and personally inspected the subject property and the individual properties used as comparable sales.
5. **LATE COMPLETION.** Time is of the essence in the Agreement. The Parties agree that it would be extremely difficult and impractical under known and anticipated facts and circumstances to ascertain and fix the actual damages the City would incur if Appraiser does not complete the Appraisal Report within the time stipulated herein. Therefore, Appraiser shall be liable for and shall pay to the City the sums hereafter stipulated as fixed, agreed and acknowledged as reasonable liquidated damages, not

as a penalty, for each calendar day of delay until the Work reaches Substantial Completion, in the aggregate amount of one hundred dollars (\$100) per calendar day. These liquidated damages shall be the City's sole and exclusive damages for Contractor's delay of the Work. Said liquidated damages may be deducted from the amount to be paid to the Appraiser by the City and shall be limited to the total appraisal fee as set forth below.

6. **APPRAISAL FEE.** In consideration for the performance of said appraisal services and furnishing of said Appraisal Report, the City shall pay the Appraiser the sum of \$1,400. within thirty (30) days following the receipt by the City of an invoice for the amount. The Appraiser agrees to update the Appraisal Report as necessary or convenient at a reasonable fee to be determined at the time such update becomes necessary or convenient.

7. **APPRAISER'S TESTIMONY.** In the event the testimony of the Appraiser is required in any legal proceeding in connection with the City's use of the Appraisal Report, the Appraiser agrees to appear as a witness on behalf of the City. The amount of any such fee shall be reasonable and shall be determined at the time such testimony becomes necessary or convenient.

8. **TERMINATION.** If through any cause, the Appraiser shall fail to fulfill in a timely and proper manner the Appraiser's obligation under this Agreement, the City shall have the right to terminate this Agreement upon the giving of five (5) business days written notice to the Appraiser of said termination and the City shall be relieved of all other obligations hereunder. Additionally, the City may terminate this Agreement as provided in Florida Statute section 287.135.

9. **ENTIRE AGREEMENT.** The drafting, execution and delivery of this Agreement by the Parties have not been induced by representations, statements, warranties or agreements other than those expressed herein. This Agreement embodies the entire understanding of the Parties, and there are no further or other agreements or understandings, written or oral, in effect between the Parties relating to the subject matter hereof, unless expressly referred to herein.

10. **NO MODIFICATIONS.** This Agreement may not be modified unless such modification is in writing and signed by both Parties hereto.

11. **NO DISCRIMINATION.** The Appraiser shall not discriminate against anyone in the performance of duties under this Agreement because of race, color, religion, age, sex or national origin.

12. **INDEMNIFICATION.** Commencing on the Effective Date and continuing until the Completion Date, the Appraiser shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "**Indemnified Parties**") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "**Claims**"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities;

and costs, expenses and attorney's and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly the performance of this Agreement; the failure of Appraiser, its employees, agents, representatives, contractors, subcontractors or volunteers to comply and conform with any applicable laws; or any negligent act or omission of the Appraiser, its employees, agents, representatives, contractors, subcontractors or volunteers, whether or not such negligence is claimed to be either solely that of the Appraiser, its employees, agents, representatives, contractors, subcontractors or volunteers or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or any reckless or intentional wrongful act or omission of the Appraiser, its employees, agents, representatives, contractors, subcontractors or volunteers.

13. **DEFAULT.** If any claim, demand, liability, damage, loss, action or suit of any nature whatsoever arises due to the breach of, out of, or because of this agreement by the Appraiser, its agents, consultants, employees or subcontractors or due to any action or occurrence of omission or commission of the Appraiser, its agents, consultants, employees or subcontractors the City may, in its discretion, immediately and permanently suspend the Appraiser from its approved appraiser list without penalty to the City.

14. **APPLICABLE LAWS.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.

15. **COMPLIANCE WITH LAWS.** Appraiser shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue. Appraiser hereby makes all certifications required under Florida Statute section 287.135.

16. **PUBLIC RECORDS.**

- A. Appraiser shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable laws; (iii) ensure that public records in Appraiser's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable laws for the Term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Appraiser's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Appraiser transfers all public records to the City upon the expiration or earlier termination of this

Agreement, Appraiser shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Appraiser keeps and maintains public records upon the expiration or earlier termination of this Agreement, Appraiser shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable laws. At the City's request, all public records stored electronically by Appraiser shall be provided to the City in a format approved by the City.

- B. IF APPRAISER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO APPRAISER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.**
- C. Nothing contained herein shall be construed to affect or limit Appraiser's obligations including but not limited to Appraiser's obligations to comply with all other applicable laws.

*[The Remainder of This Page Intentionally Left Blank]
[Signature Page and Illustrations Follow]*

IN WITNESS WHEREOF, the Parties hereto have caused this document to be signed on the date(s) as expressed hereinafter.

APPRAISER:

By: C. Richard Tobias

Print: C. Richard Tobias, MAI

Date: 3/14/2024

AS TO CITY:

ATTEST:

[Signature]
Chandrasana Srinivasa, City Clerk



CITY OF ST. PETERSBURG

By: [Signature]
Aaron Fisch, Director
Real Estate and Property Management
as Mayor's Designee

3/20/24
Date

Approved as to Content and Form:

[Signature]
City Attorney (Designee)

By: Ben James
Assistant City Attorney
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EXHIBIT "A"
APPRAISAL INSTRUCTIONS

Provide opinion of market value for the subject property at its Highest & Best Use.

**EXHIBIT "B"
SUBJECT PROPERTY**



Location: Generally located at 951 22nd Street South, St. Petersburg.

Parcel ID Numbers: 26/31/16/72864/000/0180, 26/31/16/72864/000/0200 and 26/31/16/72864/000/0210

Legal Descriptions: PRATHER'S ROYAL LOT 18 LESS S 3.6FT THEREOF & ALL OF LOT 19, and PRATHER'S ROYAL LOTS 20 and 21.

Zoning: CCT-1 (Corridor Commercial Traditional-1).

EXHIBIT "A-2" – PINELLAS COUNTY PROPERTY APPRAISER'S DATA



Pinellas County Property Appraiser - www.pcpao.gov

Generated on 06/27/2024 09:48 AM

Parcel Summary (as of 27-Jun-2024)				Parcel Map			
Parcel Number 26-31-16-72864-000-0180							
Owner Name ST PETERSBURG, CITY OF							
Property Use 1000 Vacant Commercial Land							
Site Address 951 22ND ST S ST PETERSBURG, FL 33712							
Mailing Address PO BOX 2842 ST PETERSBURG, FL 33731-2842							
Legal Description PRATHER'S ROYAL LOT 18 LESS S 3.6FT THEREOF & ALL OF LOT 19							
Current Tax District ST PETERSBURG (SP)							
Year Built							
Heated SF	Gross SF	Living Units	Buildings 0				
Exemptions							
Year	Homestead	Use %	Status			Property Exemptions & Classifications	
2025	No	0%				Government	
2024	No	0%					
2023	No	0%					
Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22432/0322		287.00	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/18
2023 Final Values							
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value		
2023	\$116,764	\$43,600	\$43,600	\$116,764	\$43,600		



Parcel Summary (as of 27-Jun-2024)				Parcel Map
Parcel Number 26-31-16-72864-000-0200				
Owner Name ST PETERSBURG, CITY OF				
Property Use 1000 Vacant Commercial Land				
Site Address 22ND ST S ST PETERSBURG, FL 33712				
Mailing Address PO BOX 2842 ST PETERSBURG, FL 33731-2842				
Legal Description PRATHER'S ROYAL LOT 20				
Current Tax District ST PETERSBURG (SP)				
Year Built				
Heated SF	Gross SF	Living Units	Buildings	
			0	

Exemptions				
Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		Government
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
09961/0024		287.00	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/18

2023 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$60,562	\$22,588	\$0	\$0	\$0

EXHIBIT "B" – CCT-1 ZONING

(a) SECTION 16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS ("CCT")



Typical Buildings in the CCT District

SECTION 1. 16.20.080.1. Composition of corridor commercial traditional.

- A. The corridor commercial traditional development pattern includes the design aesthetics, densities and uses found in the various neighborhood shopping districts of the early 20th Century Main Street.
- B. These districts are characterized by a collection of compatible, interrelated uses that include shopping, service, employment and residential opportunities. The symbiotic relationship of these mixed uses creates a more balanced community, reduces traffic, consolidates service delivery, and benefits the surrounding residential areas that are within walking distance.
- C. The buildings in the corridor commercial traditional districts often exhibit architecture of the early 20th Century Main Street. Buildings typically feature vertically oriented architecture and are constructed close to the street, as these uses depend upon pedestrian access. Architectural details such as large display windows, awnings, an articulated base course and cornice, use of natural materials and other fenestrations are common. Primary entries face the street and are enhanced with architecturally appropriate features.
- D. Driveways and parking areas in front yards are not typical in most traditional corridors. Consequently, alleys and secondary roadways are the primary routes for utilities and access to off-street parking to the rear of properties. Rear parking areas are often connected to the building by rear entrances, arcades within buildings or small pedestrian paths, courtyards or plazas between buildings.

(Code 1992, § 16.20.080.1)

SECTION 2. 16.20.080.2. Purpose and intent.

The purpose of the CCT district regulations is to protect the traditional commercial character of these corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. The regulations include urban design guidelines, including zero setbacks, building design (e.g., requiring windows and entryways at ground level), cross-access, and other standards, to reflect and reinforce the unique character within each of the districts.

(Code 1992, § 16.20.080.2)

SECTION 3. 16.20.080.3. Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

(Code 1992, § 16.20.080.3)

SECTION 4. 16.20.080.4. Introduction to CCT districts.

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or missing middle housing is provided.



Typical Residential Uses in CCT-1 District

16.20.080.4.2. Corridor Commercial Traditional-2 (CCT-2).

This district generally allows one to five story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing is provided.



Typical Multi-Family Uses in CCT-2 District

(Code 1992, § 16.20.080.4; Ord. No. 540-H, § 7, 3-23-2023)

SECTION 5. 16.20.080.5. Development potential.

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

Minimum Lot Size, Maximum Density and Maximum Intensity

	CCT-1	CCT-2
Minimum lot area (square ft.)	4,500	4,500
Residential density	24	40

Maximum residential density (units per acre)	Residential density within activity center	36	60
	Missing middle housing density bonus	6	N/A
	Missing middle housing density bonus within activity center	N/A	N/A
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program. A missing middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The missing middle bonus is not allowed in addition to the workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

(Code 1992, § 16.20.080.5; Ord. No. 876-G, § 8, 2-21-2008; Ord. No. 66-H, § 3, 2-7-2013; Ord. No. 83-H, § 9, 12-19-2013; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 230-H, § 1, 6-16-2016; Ord. No. 246-H, § 6, 10-20-2016; Ord. No. 405-H, § 4, 12-12-2019; Ord. No. 540-H, § 7, 3-23-2023)

SECTION 6. 16.20.080.6. Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All Districts)

Building Height		CCT-1	CCT-2
Primary building		42 ft.	60 ft.
Primary building within activity center	Small lot (< one acre in size)	48 ft.	72 ft.*
	Medium lot (between one and two acres in size)	60 ft.	72 ft.*
	Large lot (> two acres in size)	84 ft.	72 ft.*
<p>Refer to technical standards regarding measurement of building height and height encroachments.</p> <p>* The allowable height encroachment identified in section 16.20.060 and referred to as "Building in a mixed-use or non-residential zoning district (with 50 percent or more of the first floor of the principal structure devoted to parking spaces)" shall be prohibited within the Central Avenue Corridor Activity Center.</p>			

Minimum Building Setbacks

Building Setbacks	CCT-1	CCT-2	
	Building height in setback up to 42 ft.	Building height in setback up to 42 ft.*	Building height in setback 42 ft.* to 72 ft.
Front yard	0 ft. from the property line or 10 ft. from the curb, whichever is greater	0 ft. from the property line or 10 ft. from the curb, whichever is greater	10 ft. from the property line or 20 ft. from the curb, whichever is greater
Interior side yard	0 ft.	0 ft.	15 ft.
Street side yard	0 ft. from the property line or 5 ft. from the	0 ft. from the property line or 5 ft. from the	10 ft. from the property line or 20 ft. from the

		curb, whichever is greater	curb, whichever is greater	curb, whichever is greater
Rear yard	With alley	0 ft.	0 ft.	0 ft.
	No alley	10 ft.	10 ft.	10 ft.
<p>For measurements from the curb, if there is no curb, the measurement shall be from the edge of the street pavement. Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachments. * Where a single development project includes at least 135 feet of linear frontage along the primary street, building setbacks will be assessed above 48 feet in lieu of the standard 42 feet.</p>				

(Code 1992, § 16.20.080.6; Ord. No. 876-G, § 8, 2-21-2008; Ord. No. 985-G, § 25, 7-15-2010; Ord. No. 66-H, § 4, 2-7-2013; Ord. No. 83-H, § 10, 12-19-2013)

SECTION 7. 16.20.080.7. Building design.

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

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

Building and parking layout and orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause a rear yard or rear façade to face toward abutting properties.
2. Buildings shall create a presence on the street. This means that a minimum of 60 percent of the principal structure's linear frontage, per street face, shall be on the building setback line.
3. All service areas and loading docks shall be located behind the front façade line of the principal structure.
4. The principal structure shall be oriented toward the primary street. A building on a corner property may be oriented to the secondary street so long as all street façades are articulated as primary façades. Buildings at the corner of two intersecting streets are encouraged to highlight and articulate the corner of the building.
5. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
6. Parking, detention and retention ponds, drainage ditches, and accessory structures shall be located behind the principal building to the rear of the property. Detention and

retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.

Vehicle connections.

1. Nonresidential development within CCT-1:

Access to parking shall be from the street. If the primary street is utilized for vehicular access, the driveway shall serve the entire complex, not individual units, and shall not exceed one lane in each direction.

2. Residential development within CCT-1:

Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:

- a. Access shall be made from the alley or secondary street.
- b. Where no alley or secondary street are present, access shall occur from the primary street.
- c. For multi-unit structures, the driveway shall serve the entire complex, not individual units and shall not be wider than one lane in each direction.

3. All development within CCT-2:

Access to parking shall be made from the alley or secondary roadway. No new curb cuts shall be allowed on Central Avenue.

Pedestrian connections.

1. Each ground floor multifamily unit or commercial unit that faces a primary street shall contain a primary entry which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
2. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrances.
3. Doors shall be a commercial size and style.

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

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
3. All accessory structures, including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural

design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building form.

1. Buildings should create a width to height ratio of no more than 1:1. Buildings that exceed the width to height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
2. The first floor of each multi-story building shall be at least 12 feet in height as measured to the bottom of the second floor.

Streetwall. Articulating different uses at lower building levels will aid in creating a sense of human scale in mid-rise buildings. Addressing human scale may be achieved through architectural detailing and by variation in the three-dimensional character of the building mass as it rises skyward.

1. Buildings shall use expression lines within the first two floors to delineate the divisions between the base and middle or top of the building. Expression lines may include a horizontal band, projecting material, shift in vertical plane, change in building material, or other treatment. Where existing, adjacent buildings have an established expression line, minor variations to this standard will be considered.

Wall composition. Wall composition standards ensure that ground level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. Buildings shall be articulated and fenestrated with vertical proportioning.
2. At least 50 percent of street façades shall have fenestration. At least 30 percent of the interior side and rear façades shall have fenestration. Entry doors shall be counted as toward fenestration if side panels or decorative windows or lights are provided. Garage doors shall not count towards fenestration percentage on street facing façades.
3. A zero lot line building, abutting another zero lot line building, is exempt from providing fenestration on any portion of the façade concealed by the abutting building. Portions of façades which are not concealed by another zero lot line building shall meet fenestration requirements, but do not need to provide transparency.
4. Where fire or Florida Building Codes prohibit the use of transparency along interior side or rear façades, total fenestration percentages must still be met, but without the transparency percentage.
5. Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall materials, and architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety.

1. At least 50 percent of street level façades of commercial units shall be transparent. The bottom of windows shall begin no higher than two feet above grade level, and the top of all windows and doors shall be no lower than eight feet above grade level. Taller windows are encouraged.
2. At least two-thirds of the fenestration on all façades shall be transparent.
3. Windows on the street side façades shall be evenly distributed in a consistent pattern.
4. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.
5. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.

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

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

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

1. Garage doors should face the rear or side of the property. Garage doors facing the primary roadway shall be set back behind the principal façade line at least 20 feet.

Parking structures and surface parking lots.

1. Parking structures shall utilize a recognized architectural style.
2. Parking structures which are part of an overall project shall utilize the same architectural style, fenestration and detailing as the principal structure.
3. Sloping interior floors shall not be visible or expressed on the exterior face of the building.
4. Parking structures may be located at grade, provided that the perimeter along each street is devoted to active uses in accordance with the use regulations of this section. Parking structures located above the ground floor are encouraged to either encase the parking level with active uses or an architecturally compatible design that creates an attractive façade to screen the structure from the street (not alley).
5. Surface parking lots that are visible from the street (not alleys) shall provide a solid knee wall not less than 36 inches high.

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

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

2. The base of buildings, where the building meets the sidewalk and entryway, shall be constructed of high-quality, hardened materials. The use of high-quality materials will protect against damage caused by pedestrian traffic and thereby benefit the lifetime maintenance costs of the building.

Use regulations. For properties located within the Central Avenue Corridor Activity Center, non-vehicular, pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage along Central and 1st Avenues North and South.

1. Non-vehicular, pedestrian-oriented uses shall have a minimum average depth of 25 feet;
2. Non-residential, pedestrian-oriented uses including office, personal service, and neighborhood scale retail and café, are encouraged;
3. Credit toward fulfillment of the 60 percent requirement shall also be granted for those portions of the building including limited residential support activities (e.g., lobbies, fitness centers) and where each ground floor, multi-family dwelling unit has a primary entrance along the street. The primary entrance shall include a decorative door surround, porch, portico or stoop, or a combination thereof.

Streetscape improvements. For properties located within the Central Avenue Corridor Activity Center, the abutting public sidewalk shall be generally improved consistent with the "Promenade: Level Two" streetscape treatment plan identified in the Plaza Parkway Design Guidelines, except as may be prohibited by the relevant permitting authority.

(Code 1992, § 16.20.080.7; Ord. No. 1029-G, § 21, 9-8-2011; Ord. No. 83-H, § 11, 12-19-2013; Ord. No. 287-H, § 41, 7-20-2017)

SECTION 8. 16.20.080.8. Demolition of buildings.

- A. *Purpose.* Vacant lots along streets within the CCT-2 zoning district are generally detrimental to the goal of promoting a pedestrian oriented area. Vacant lots which are not maintained to certain minimum standards promote visual blight, property maintenance concerns and erosion of soil into the public stormwater management system. The purpose of this section is to minimize the creation of vacant land parcels and ensure the proper treatment and maintenance of any vacant parcels resulting from voluntary demolition within the CCT-2 zoning district.
- B. *Definition(s).* For the purposes of this section, the term "structure of general public interest" means the existing primary or principal building or buildings on any land parcel within the CCT-2 zoning district. Accessory structures, structures over submerged land or structures within right-of-way are not included in this definition.
- C. *Issuance of demolition permit for a structure of general public interest (SGPI).* A demolition permit may be issued for a SGPI, if a site plan has been approved, any pre-demolition conditions of the approval have been complied with and a complete application for building permits has been submitted. However, a demolition permit may be issued without meeting any of the foregoing requirements if the Building Official determines that a building is structurally unsafe.
- D. *Vacant lots resulting from demolition.* Vacant lots created in the CCT-2 zoning district after September 8, 2011 shall be improved and maintained subject to the following standards:
 1. *All sites.* Vacant lots abutting resulting from a demolished building within the CCT-2 zoning district shall comply with the following:

- a. *Fence requirements.* All fences shall be decorative and shall be a minimum height of three feet and a maximum height of six feet. Required fences shall be of an "open" design and shall not exceed the maximum opacity standard of 25 percent as defined in the fence regulations section.
- b. *Landscaping.*
 - (1) The applicant shall submit a scaled plan showing the vacant lot layout, the proposed landscaping and irrigation, and the proposed maintenance plan which shall include provisions for trash removal, erosion management, and landscape maintenance.
 - (2) Surface shall include grass or other living ground cover, in any combination, provided that the total site is covered. A five foot wide perimeter landscape buffer shall be provided along all streets which shall consist of a continuous row of foundation landscaping and one shade tree for every 35 feet, or portion thereof, along the street. A corner landscape feature shall be provided at each street corner which shall be a minimum of 100 square feet and shall be densely planted with trees, low shrubs and ground cover to meet the planting standards provided in the landscaping and irrigation section.
 - (3) Irrigation shall be provided consistent with the applicable standards for such systems as described in this chapter.
- 2. *Permit and inspections required.* A permit and inspections of the required improvements to the vacant lot are required.
- 3. *Guarantee required.* Prior to and as a condition of issuance of a demolition permit, the applicant shall furnish to the City a performance bond or an irrevocable and unconditional letter of credit, cash, or a combination thereof, or other instrument acceptable to the City, in the amount sufficient to insure that the requirements set forth in this section are met.
- 4. *Recorded notice required.* Prior to and as a condition of issuance of a demolition permit, the applicant shall execute and record in the public records a notice, which shall be provided by the City, identifying the required site improvements and associated conditions of approval.
- 5. *Posted sign.* A sign identifying a 24-hour contact person's name, address and telephone number for the site shall be posted on the site. The sign shall be designed in accordance with the standards of the City's sign regulations. Such person shall be the owner or site manager and shall have the authority to make decisions concerning the property.
- E. *Procedure if demolition permit is denied for a SGPI.* If an application for a demolition permit within the CCT-2 zoning district is denied, the applicant may request an exemption according to the procedures and criteria provided under section 16.70.040.1.9, "Exemptions, Demolition of Structures of General Public Interest within DC and CCT-2 Zoning Districts."
- F. For demolition applications involving designated historic landmarks or structures within designated local landmark historic districts, where demolition requires certificate of appropriateness (COA) approval, this section 16.20.080.8 shall not apply.

(Ord. No. 1029-G, § 63, 9-8-2011; Ord. No. 81-H, §§ 1, 2, 9-19-2013)

EXHIBIT "C" – PROPOSAL FORM

**REQUEST FOR PROPOSAL FOR
THE CITY-OWNED REAL PROPERTY
AT 951 22nd STREET SOUTH,
ST. PETERSBURG, FLORIDA, 33712**

Issue Date
August 13, 2024

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on August 13, 2024.

Name of Company/Organization

Proposal Contact Person

Signature of individual submitting proposal
for above Company/Organization

Contact Person E-mail address

Printed name of individual

Contact Person Phone

Date

Contact Person Fax