



REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF CITY-OWNED PROPERTY
WITHIN THE INNOVATION DISTRICT

Issue Date:
May 29, 2018

Due Date:
July 30, 2018
10:00 A.M. ET

**REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF CITY-OWNED PROPERTY
WITHIN THE
WITHIN THE INNOVATION DISTRICT**

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 ("**Proposal**"), located at the Southwest corner of 4th Street South and 11th Avenue South, St. Petersburg, Florida ("**Property**").

SECTION 1. PROPERTY DESCRIPTION

The Property, illustrated in Exhibit "A" of this RFP, is approximately 2.5 acres of vacant land. The Pinellas County Property Appraiser site information is attached as Exhibit "B". Per the City's most recent appraisal report, conducted on May 29th, 2013 ("**Appraisal**"), the Property contains ±2.5 acres, of which ±2.17 acres is considered uplands and developable. The Appraisal, attached as Exhibit "C", indicated the "As-Is" Market Value of the fee simple interest of the Property, as encumbered by the existing easements, at \$828,000. The City will conduct a new appraisal to determine current value. The current zoning of the Property is Commercial Corridor Traditional-1 (CCT-1) and Neighborhood Suburban Multi-Family (NSM-1) ("**Zoning**"), as illustrated on Exhibit "A-1". 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. The Property contains two parcels divided by a ten foot North/South alley. The alley has been conditionally approved for vacation, however those conditions have not been met. The vacation approval expires in January 2019, although an extension may be possible. More information on the alley can be found in Exhibit "D".

SECTION 2. INTENT

Notice is hereby given that the City invites proposals from Proposers interested in the developing the Property, preferably with office and entrepreneurial space, consistent with the Zoning, as a valued asset of the city and the St. Pete Innovation District ("**Intent**").

SECTION 3. OVERVIEW OF ST. PETERSBURG AND THE REGION

St. Petersburg is one of the brightest spots in the southeast – not only in attracting new residents and businesses, but as a home for growing and expanding business. St. Petersburg has everything necessary to run a successful company: a growing talent pool, an educated workforce, reasonable costs, and a city committed to seeing them succeed. St. Petersburg offers all the amenities of a large, thriving metropolis, and yet the charm and quality of life of a small town.

The city is located at the heart of the Tampa Bay market – the largest market in Florida, second only to Atlanta in the southeast. Site Selection Magazine ranked Tampa Bay 4th among South Atlantic states for corporate relocations in 2017. Also in 2017, St. Petersburg was recognized by Forbes as one of America's fastest growing cities.

St. Petersburg is not just about business – the vibrant city also offers a quality of life that's just as robust. Aside from its enviable climate, the city's arts and museum scene is thriving, new

restaurants and retail shops are opening regularly, and beautiful beaches are just minutes away. There are miles of waterfront parks, and the city offers the largest network of cycling and pedestrian trails in the southeast. Other accolades include:

- "One of the Best Places to Live"
Coast Living, 2017
- #1 Arts Destination for Mid-size Cities
AmericanStyle Magazine
- "One of the Best Street Art Cities in the World"
The Huffington Post, 2016
- #1 in Florida for Fiscal Health
The Fiscal Times, 2017
- St. Petersburg is Florida's First "Green City"
Designated May 2007 by Florida Green Building Coalition
- #3 "Most Walkable Neighborhood in Florida" – Downtown St. Petersburg
Redfin, 2016
- Bicycle Friendly Community
League of American Bicyclists

The city 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 easy access to I-75 and the Veterans Expressway/Suncoast Parkway. In downtown, I-175 and I-375 provide quick access to I-275.

Professional sports find a home here with the MLB 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, one of Florida's largest and best public universities, and the University of South Florida- St. Petersburg, a separately accredited campus adjacent to downtown, and 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. USF was the only Florida university to make that list. 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. It has one of the largest park systems and networks of

bicycle and walking trails in the country. With seven miles of downtown waterfront parks, there's always a quiet shady spot under a palm tree to enjoy Florida's year-round outdoor climate, or take in a food or arts festival, or concert under the stars. Fort DeSoto Park, a pristine beach often voted one of America's best by "Dr. Beach", is located within minutes, and the city is surrounded by bays, bayous and the Gulf of Mexico, offering unparalleled boating, fishing and water sports opportunities. St. Petersburg offers everything under the sun, whether for business or for pleasure!

A Downtown of Renown

St. Petersburg's distinctive waterfront community reflects the best of what Florida has to offer. It encompasses vast recreational amenities, world-class educational institutions, and more than 1,000 events a year. As the most popular destination city along Florida's west coast, the city attracts 9.4 million national and international visitors annually.

Downtown has long been a destination noted for its amenities and cultural offerings. The Boston Globe published an article in October 2014 on the rejuvenation of downtown, entitled "*St. Petersburg's Fresh New Face*." The Huffington Post soon recognized the city as "One of America's Hottest Cities to Live and Visit" in 2016. Other accolades include:

- Top 10 Great Downtown Waterfront Districts in the South
Southern Business & Development
- "Most Livable Downtown in the Southeast"
Southern Business & Development
- "Best Summer Travel Destination"
Travel + Leisure

The Downtown Entertainment District includes sidewalk cafes along premier Beach Drive, a 7-mile waterfront parks system that hosts a hub of leisure activities, and the resurgence of nightlife and entertainment venues has opened doors for an eclectic mix of shopping activity.

Visitors and residents alike enjoy world-class amenities such as, the newly opened Sundial Shops, the Firestone Grand Prix of St. Petersburg, the Blue Ocean Film Festival, the Salvador Dali Museum, and the Saturday Morning Market – the largest fresh farmer's market in the Southeast. Home to nearly thirty art galleries, the city's abundant art scene has earned a world-wide reputation, with five performing arts venues, and seven highly-acclaimed museums, including The Museum of Fine Arts, the Salvador Dali Museum and the \$75 million James Museum of Western Art, which opened in April 2018. In 2019, Downtown will welcome the \$90 million Museum of the American Arts and Crafts Movement, a 110,000-square-foot building designed by award-winning architect Alberto Alfonso for a comprehensive collection of the Arts and Crafts movement.

St. Petersburg's downtown resident base is blossoming, with more than 3,500 dwelling units constructed since 2008 and an additional 1,688 units are planned or currently under construction.

Housing offerings range from high-end Beach Drive condominiums overlooking the waterfront, townhouses near the Medical/Innovation District in south downtown, and adaptive reuse of historic commercial buildings.

Downtown is also home to a thriving student base, providing a bustling lifestyle. The University of South Florida-St. Petersburg campus hosts an enrollment of 6,500 and St. Petersburg College's downtown campus welcomes 2,000+ students per semester. The city's five collegiate institutes of higher learning collectively draw 110,000 students annually.

For more information on development activity in Downtown St. Petersburg and its wealth of amenities, follow these links:

Downtown St. Petersburg Information

http://www.stpete.org/economic_development/development_areas/downtown.php

Downtown Development Projects Map

http://www.stpete.org/economic_development/docs/Downtown_Development_Map.pdf

St. Petersburg Development Updates

http://www.stpete.org/economic_development/docs/Development_update_2017_digital.pdf

SECTION 4. ST. PETE INNOVATION DISTRICT

In one of the Southeast United States' most dynamic waterfront downtowns, the St. Pete Innovation District is the professional home to thousands of scientists, doctors, educators and entrepreneurs working together to find solutions that will benefit the world. From studying the impact of oil spills on marine life to finding a cure for childhood diabetes, researchers in the St. Pete Innovation District tackle tough questions.

To capitalize on that excellence public and private leaders came together in 2016 to create a non-profit organization to encourage collaboration between institutions and businesses. The District's goal is to attract high-power talent, high-wage jobs and new investment.

Nurture innovation. Within less than one square mile, the St. Pete Innovation District has a unique combination of world-class organizations. These are leaders in the fields of health science, marine science, engineering, education and the arts. Individually they are conducting breakthrough research, educating journalists around the world, challenging us to think differently through art, and stretching the possibilities of what a community can do to solve systemic social issues when they come together. These organizations are also finding ways to spur new ideas and opportunities by collaborating across their sectors. This innovation includes taking a tool for checking the authenticity of seafood to the healthcare arena, or overlaying maps of coastal areas to visualize both the environmental and economic impact of coastal flooding. The potential is unlimited. Concepts that took root in one discipline are being reapplied in another. Net new ideas are being born by connecting the thinking from multiple sectors.

Drive innovation. The people of the St. Pete Innovation District are the Innovators. They see the possibilities and have the curiosity to pursue them. The District Innovators include nurses, marine biologists, professors, researchers, entrepreneurs, journalists, and artists. They are coming together in cross-functional groups where they learn about each other, experiment with new ways of working together, commercialize their ideas, and through their success create more opportunities.

Facilitate innovation. Outside the laboratories and offices, the St. Pete Innovation District is home to programs year-round that encourage people from across the community to explore new ideas and have thoughtful conversations. These events include speakers, conferences, and community meetings. The District is also home to an expanding an online open, education network. This is a virtual place to continue to learn together, develop partnerships, and find ways to address key community issues. The energy of the District is seen in the festivals and events that are held here. Attendees can learn about our environment, participate in science experiment, hear from a well-known journalist, check out the latest food truck offerings, or watch a grand prix race. Spontaneous collaboration is key for innovation. The District is fortunate to have numerous public gathering spaces to facilitate these connections including coffee shops, restaurants, and parks.

The St. Petersburg Innovation District’s mission is to develop St. Petersburg into an environment that fosters job growth, economic development, learning and inspiration by bringing innovative people and organizations together. Its vision is to harness the potential of people, institutions and businesses in the St. Pete Innovation District to generate collaborative solutions that will benefit the world.

Innovation District Board of Directors

- Johns Hopkins All Children’s Hospital – President
- University of South Florida St. Petersburg – Vice President
- Bayfront Health St. Petersburg – Secretary
- Foundation for a Healthy St. Petersburg – Treasurer
- St. Petersburg Downtown Partnership
- University of South Florida College of Marine Science
- City of St. Petersburg (ex-officio)

Innovation Council Members

- | | |
|---|---|
| Bold Business | Port St. Pete |
| Bayfront Health St. Petersburg | St. Petersburg Chamber of Commerce |
| City of St. Petersburg | St. Petersburg College (SPC) |
| Duke Energy | |
| Florida Fish and Wildlife Conservation Commission | St. Petersburg Downtown Partnership |
| Florida Institute of Oceanography | St. Petersburg Economic Development Corporation |
| Foundation for a Healthy St. Petersburg | St. Petersburg Ocean Team |
| Johns Hopkins All Children’s Hospital | Poynter Institute |
| National Oceanic and Atmospheric Administration | SRI International |
| Pinellas County Economic Development | Tampa Bay Innovation Center/TEC Garage |
| | The Dali Museum |

The Poynter Institute for Media Studies
University of South Florida College of
Marine Science
University of South Florida St. Petersburg

U.S. Coast Guard
U.S. Geological Survey
USFSP Open Partnership Education
Network (OPEN)

A vision summary was completed for the Innovation District in September 2015, emphasizing district governance, strategic guidance, and creation of place. The summary can be found at: https://www.stpete.org/economic_development/redevelopment/docs/A141432_00_Report_2015_09014_FINAL.pdf. Following the completion of the vision summary, a streetscape & connectivity plan was developed, focusing on physical streetscape improvements and district definition enhancements, such as banners and gateway monuments. The plan was completed in March 2017 and design for the streetscape improvements is currently underway. The plan can be accessed at: http://www.stpete.org/economic_development/redevelopment/docs/ID_Streetscape_Concept_Plan.pdf

In 2017, the University of South Florida St. Petersburg opened the Kate Tiedemann College of Business in Lynn Pippenger Hall. The \$27 million, 68,000 square foot building houses classrooms, offices, gathering space, a wealth management center, and a consumer insight lab. The College offers B.S. & B.A. degrees in seven different areas of business, as well as Master of Business Administration and Master of Accountancy programs. Later this year, Johns Hopkins All Children's Hospital will open a 7-story, 225,000 square foot research and education building, housing over 200 faculty, educators, researchers, physicians, nurses and support staff. The building will also house four institutes that unite treatment, education, research, and advocacy to advance treatment and prevention: Johns Hopkins All Children's Heart Institute, Johns Hopkins All Children's Cancer & Blood Disorders Institute, Johns Hopkins All Children's Institute for Brain Protection Sciences, and the Johns Hopkins All Children's Maternal, Fetal & Neonatal Institute.

The University of South Florida College of Marine Science has recently received \$100,000 to perform a feasibility study for an institute or center of excellence focused on the intersection of marine and life sciences. The primary goal of the institute or center is to make the St. Pete Innovation District the hub for education, research, commercialization, and job creation in marine and life sciences, as it relates to the preservation and promotion of the Gulf of Mexico.

SECTION 5. UTILITIES

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

SECTION 6. 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 7. PROPOSAL REQUIREMENTS

Proposals **MUST** contain the following:

- 7.1. A description of the proposed use and identification of the end-user, if not the Proposer. Include a conceptual site plan or illustration;
- 7.2. Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto;
- 7.3. A project pro-forma and construction budget;
- 7.4. 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;
- 7.5. A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business. Phased projects must include this information for each phase;
- 7.6. Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;
- 7.7. Estimated type and number of jobs that will be created, relocated, and/or retained at the Property, including salaries;
- 7.8. Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved;
- 7.9. 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;
- 7.10. Resume' of Proposer's previous experience directly related to the proposed use of the Property and a description of the scope and quality of past projects;
- 7.11. A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;
- 7.12. A complete description of the development team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;
- 7.13. Any extraordinary terms or conditions;
- 7.14. 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;
- 7.15. A primary contact name and numbers including phone, fax, and email;

7.16. A signed Proposal Form, attached as Exhibit "E" to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty (\$250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg.

SECTION 8. PREFERRED PROPOSAL

The **PREFERRED** Proposal should include:

- 8.1. A Lease term of 30 to 40 years;
- 8.2. A market driven annual base rent;
- 8.3. A purchase option, to be exercised upon completion of all development goals and jobs being retained for a reasonable period of time;
- 8.4. Development of a mixed-use center, focused on the needs of the Innovation District, incorporating some or all the following uses:
 - 8.4.1. Office space;
 - 8.4.2. Tech/Entrepreneurial start-up collaborative space;
 - 8.4.3. Private or shared wet lab space;
 - 8.4.4. Community oriented ground floor uses;
- 8.5. Creation of the most permanent full time jobs for St. Petersburg residents;
- 8.6. Occupancy of all or some of the project site by local St. Petersburg business(es);
- 8.7. Occupancy of all or some of the project site by businesses engaged in the Marine Science or Life Science industries;
- 8.8. If housing is included in the proposal, it must be affordable;
- 8.9. A development plan and a construction schedule that will allow the most timely occupancy of the site relative to other Proposers;
- 8.10. Not rezoning of any part of the Property;
- 8.11. Working with the City's Workforce Development Team on hiring South St. Petersburg residents during the construction phase of the project as well for permanent jobs after completion;
- 8.12. A credible effort to engage businesses participating in the City's Small Business Enterprise Program ("SBE"), with preference for St. Petersburg based SBE companies, during the design and construction phases of the project and in the ongoing operations of the end user business(es) with a SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php

SECTION 9. PROPOSAL PACKAGE AND DELIVERY

Submit one (1) unbound original of the Proposal **IN A SEALED ENVELOPE**. A copy of the signed Proposal Form (Exhibit "E") and the non-refundable payment of two hundred 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 "**Proposal For Innovation District**

Property " and delivered either by: i) hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or ii) United States Postal Service ("USPS") mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION 10. DEADLINE JULY 30, 2018 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 failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION 11. SCHEDULE

Advertise RFP.....May 27, 2018
Issue RFP.....May 29, 2018
Last day for questions.....June 29, 2018
Proposals due by 10:00 A.M. ET.....July 30, 2018

SECTION 12. INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarification **must be submitted in writing**, by e-mail, to the City Contact set forth in Section 18, and shall arrive not later than **1:00 P.M. ET, JUNE 29, 2018**. All responses from the City shall be in writing, by email. All submitted questions, along with City's responses thereto, will be available on the City's website: www.stpete.org/realestate.

SECTION 13. SELECTION

All qualified proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Mayor for his consideration for recommendation to the City Council for approval.

SECTION 14. AGREEMENT

Subsequent to the selection, a finalized agreement ("**Agreement**") between the City and the selected Proposer must be approved by the City Council.

SECTION 15. 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 16. CITY CONTACT

David Dickerson, Real Estate Coordinator
City of St. Petersburg, Real Estate & Property Management
Phone: 727-893-7500 / Toll Free: 800-874-9026 / Fax: 727-893-4134
Email: david.dickerson@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 17. CITY RESERVATIONS

The City reserves the right to:

- 17.1. 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;
- 17.2. Waive irregularities in the proposals;
- 17.3. Reject or refuse any or all proposals;
- 17.4. Cancel and withdraw this RFP at any time;
- 17.5. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 17.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION 18. 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 19. 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 20. 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 21. 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 22. 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 23. 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 24. 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.

*Remainder of Page Intentionally Blank
Exhibits Follow*

EXHIBIT "A" – SUBJECT PROPERTY



Legal Description:

Lot 1, ROYAL POINCIANA SUBDIVISION – KAMMAN PARTIAL REPLAT a subdivision according to the plat thereof recorded at Plat Book 61, Page 91, in the Public Records of Pinellas County Florida. (PIN: 30-31-17-77418-000-0010)

AND

Lots 1, 2, 3, 4, 5, and 6. ROYAL POINCIANA SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book H-7, Pages 8 and 9, in the Public Records of Hillsborough County, Florida, of which Pinellas County Florida was formerly a part. (PIN: 30-31-17-77400-000-0010)

EXHIBIT "A-1" – ZONING MAP

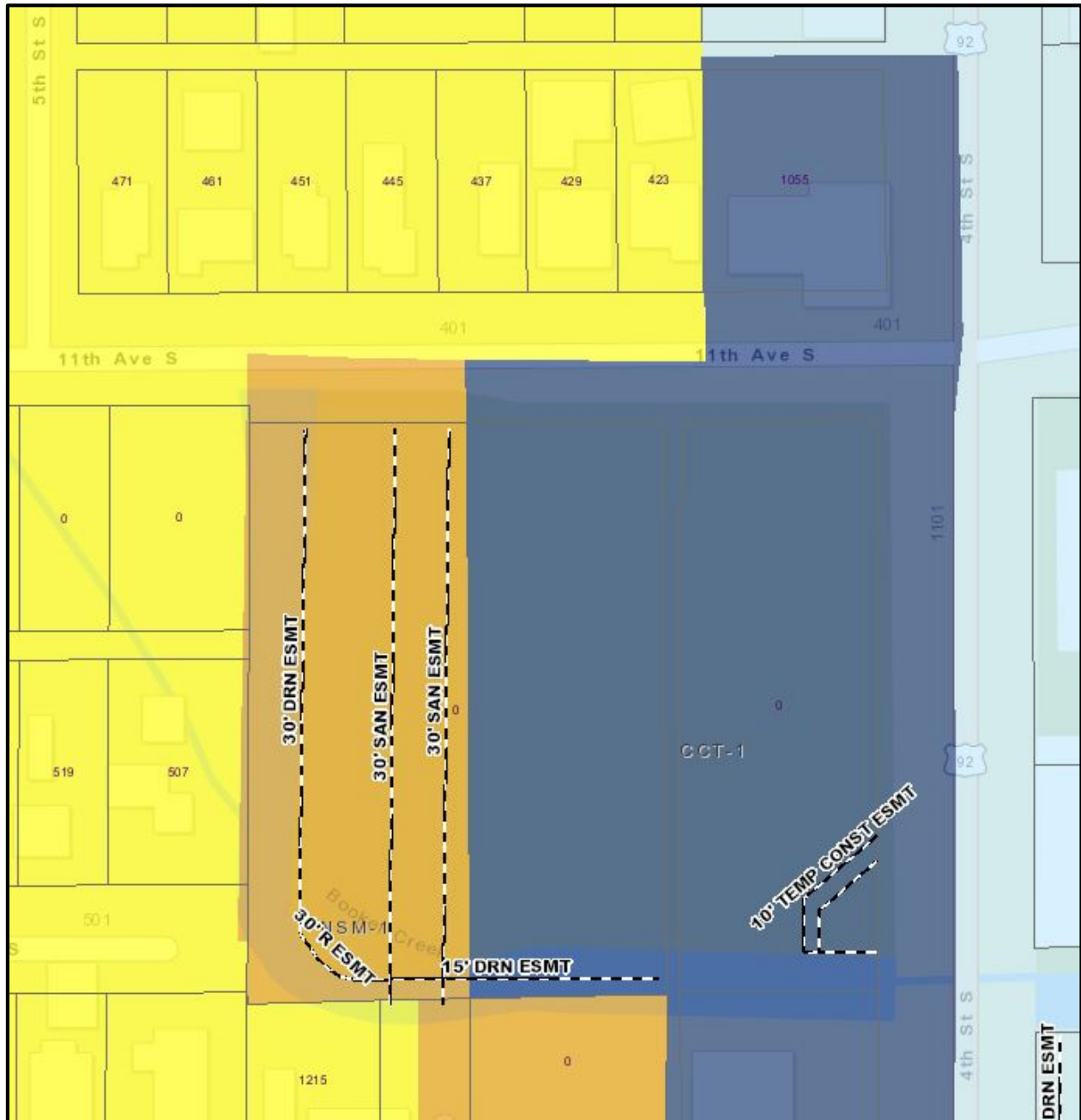


EXHIBIT "B" - PINELLAS COUNTY PROPERTY APPRAISER INFORMATION

4/5/2018

Property Appraiser General Information

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

30-31-17-77418-000-0010						
Compact Property Record Card						
Tax Estimator		<u>Updated</u> April 5, 2018		Email Print Radius Search FEMA/WLM		
Ownership/Mailing Address Change Mailing Address			Site Address			
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842			11TH AVE S ST PETERSBURG			
Property Use: 1000 (Vacant Commercial Land - lot & acreage)					Living Units:	
[click here to hide] Legal Description ROYAL POINCIANA KAMMAN PART. REP. LOT 1						
File for Homestead Exemption			2018 Parcel Use			
Exemption	2018	2019				
Homestead:	No	No	Homestead Use Percentage: 0.00%			
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%			
Institutional:	No	No	Classified Agricultural: No			
Historic:	No	No				
Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)						
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>		Plat Book/Page	
18255/1031		121030205001	A		61/91	
2017 Final Value Information						
Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2017	\$347,273	\$118,153	\$0	\$0	\$0	
[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$347,273	\$118,153	\$0	\$0	\$0
2016	No	\$107,412	\$107,412	\$0	\$0	\$0
2015	No	\$107,412	\$107,412	\$0	\$0	\$0
2014	No	\$107,412	\$107,412	\$0	\$0	\$0
2013	No	\$107,412	\$107,412	\$107,412	\$107,412	\$107,412
2012	No	\$107,412	\$107,412	\$107,412	\$107,412	\$107,412
2011	No	\$107,412	\$107,412	\$107,412	\$107,412	\$107,412
2010	No	\$120,737	\$120,737	\$120,737	\$120,737	\$120,737
2009	No	\$147,389	\$147,389	\$147,389	\$147,389	\$147,389
2008	No	\$161,800	\$161,800	\$161,800	\$161,800	\$161,800
2007	No	\$155,000	\$155,000	\$155,000	N/A	\$155,000
2006	No	\$160,700	\$160,700	\$160,700	N/A	\$160,700
2005	No	\$160,700	\$160,700	\$160,700	N/A	\$160,700
2004	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
2003	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
2002	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
2001	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
2000	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
1999	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
1998	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100
1997	No	\$134,100	\$134,100	\$134,100	N/A	\$134,100

<http://www.pcpao.org/>

1/2

1996	No	\$146,700	\$146,700	\$146,700	N/A	\$146,700
------	----	-----------	-----------	-----------	-----	-----------

2017 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2017 Tax Bill	Tax District: SP	Sale Date	Book/Page	Price	Q/U	V/I
2017 Final Millage Rate	22.0150	17 Dec 1995	09208 / 2335	\$133,500	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		31 Dec 1992	08140 / 0445	\$50,000	U	I
		31 May 1990	07289 / 1829	\$100,000	U	V
Amendment 1 - Will you Benefit?						
Check Estimated 3rd Homestead Exemption Savings						

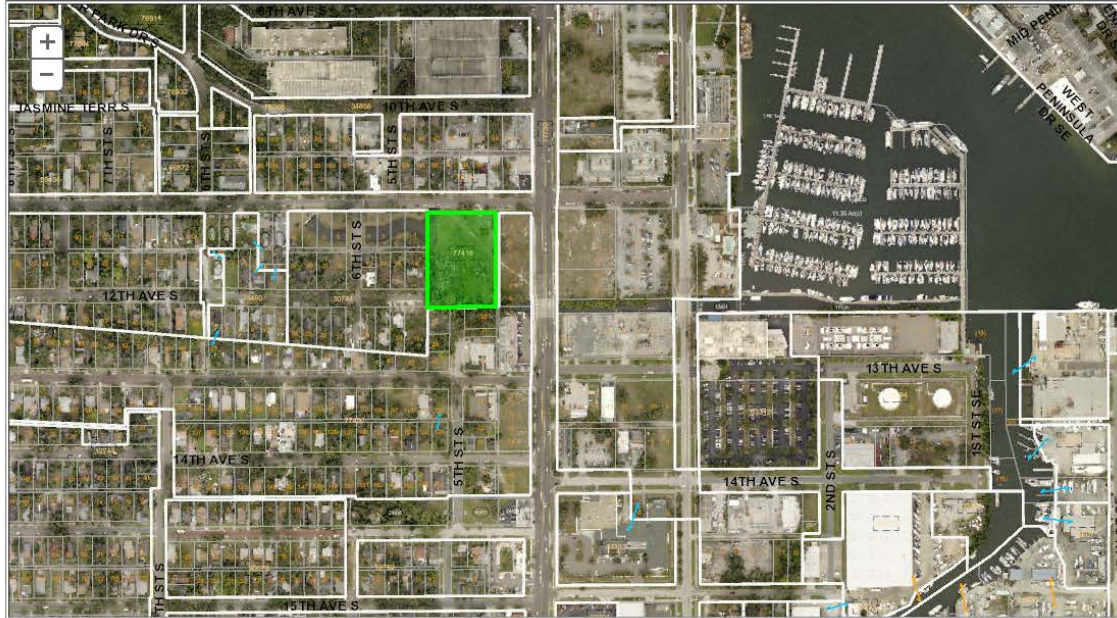
2017 Land Information						
Seawall: No	Frontage: None			View:		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Wasteland/Marsh (96)	0x0	1000.00	0.9500	1.0000	\$950	AC
Vacant Commercial (10)	0x0	6.50	62708.6100	1.0000	\$407,606	SF

[click here to hide] 2018 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)
[Map Legend](#)
[Sales Query](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector Home Page](#)
[Contact Us](#)

30-31-17-77400-000-0010

Compact Property Record Card

[Tax Estimator](#)

Updated April 5, 2018

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	4TH ST S ST PETERSBURG



[Property Use:](#) 1000 (Vacant Commercial Land - lot & acreage)

Living Units:

[click here to hide] **Legal Description**
ROYAL POINCIANA LOTS 1,2,3,4,5 AND 6

File for Homestead Exemption			2018 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18255/1031		121030205001	A	H7/8

2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$222,904	\$222,208	\$0	\$0	\$0

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$222,904	\$222,208	\$0	\$0	\$0
2016	No	\$204,982	\$204,982	\$0	\$0	\$0
2015	No	\$191,050	\$191,050	\$0	\$0	\$0
2014	No	\$177,119	\$177,119	\$0	\$0	\$0
2013	No	\$149,256	\$149,256	\$149,256	\$149,256	\$149,256
2012	No	\$149,256	\$149,256	\$149,256	\$149,256	\$149,256
2011	No	\$149,256	\$149,256	\$149,256	\$149,256	\$149,256
2010	No	\$170,153	\$170,153	\$170,153	\$170,153	\$170,153
2009	No	\$198,016	\$198,016	\$198,016	\$198,016	\$198,016
2008	No	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000
2007	No	\$191,100	\$191,100	\$191,100	N/A	\$191,100
2006	No	\$170,200	\$170,200	\$170,200	N/A	\$170,200
2005	No	\$141,900	\$141,900	\$141,900	N/A	\$141,900
2004	No	\$114,100	\$114,100	\$114,100	N/A	\$114,100
2003	No	\$85,300	\$85,300	\$85,300	N/A	\$85,300
2002	No	\$71,400	\$71,400	\$71,400	N/A	\$71,400
2001	No	\$57,400	\$57,400	\$57,400	N/A	\$57,400
2000	No	\$57,400	\$57,400	\$57,400	N/A	\$57,400
1999	No	\$57,400	\$57,400	\$57,400	N/A	\$57,400
1998	No	\$57,700	\$57,700	\$57,700	N/A	\$57,700
1997	No	\$93,000	\$93,000	\$93,000	N/A	\$93,000

1996	No	\$93,000	\$93,000	\$93,000	N/A	\$93,000
------	----	----------	----------	----------	-----	----------

2017 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2017 Tax Bill	Tax District: SP	Sale Date	Book/Page	Price	Q/U	V/I
2017 Final Millage Rate	22.0150	18 Dec 1995	09208 / 2332	\$95,000	U	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		09 Jul 1987	06536 / 0946	\$293,300	Q	
Amendment 1 - Will you Benefit?						
Check Estimated 3rd Homestead Exemption Savings						

2017 Land Information						
Seawall: No	Frontage: None			View:		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	298x110	8.00	32780.0000	1.0000	\$262,240	SF

[click here to hide] 2018 Extra Features						
Description	Value/Unit	Units	Total Value as New		Depreciated Value	Year
No Extra Features on Record						

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#) [Map Legend](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

EXHIBIT "C" – APPRAISAL
[Attachment]

EXHIBIT "D" – ALLEY VACATION
[Attachment]

ORDINANCE NO. 1066-V

AN ORDINANCE APPROVING A VACATION OF A 10 FOOT WIDE NORTH SOUTH ALLEY LYING SOUTHWEST OF THE INTERSECTION OF 4TH STREET SOUTH AND 11TH AVENUE SOUTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

The 10' north south alley abutting Lot 1 ROYAL POINCIANA SUBDIVISION – KAMMAN PARTIAL REPLAT (Plat Book 61, Page 91) and abutting Lots 1, 2, 3, 4, 5 and 6 ROYAL POINCIANA SUBDIVISION (Plat Book H-7, Pages 8 and 9 in the public records of Hillsborough County, Florida, of which Pinellas County Florida was formerly a part).

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

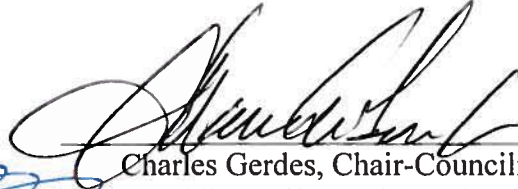
SECTION 3. The vacation is subject to and conditional upon the following:

- a. Provide an easement as requested by Transportation Management along the northern 6 (six) feet of the vacated alley for the future Booker Creek Trail.
- b. Provide easements as requested in the Engineering Department Memorandum dated November 6, 2014.
- c. The applicant shall coordinate a plan for any necessary protection or modification of existing public infrastructure or non-City utilities, such as dedication of any necessary easements, abandonment or relocation.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

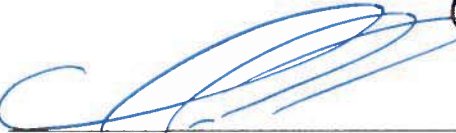
First reading held on the 8th day of January, 2015.

Adopted by St. Petersburg City Council on second and final reading on the 22nd day of January, 2015.



Charles Gerdes, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk

Title Published: Times 1-t 1/9/15

Not vetoed. Effective date Thursday, January 29, 2015 at 5:00 p.m.





SAINT PETERSBURG CITY COUNCIL

Meeting of January 22, 2015

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

SUBJECT: Ordinance approving a vacation of a 10 foot wide north south alley lying southwest of the intersection of 4th Street South and 11th Avenue South. (City File No.: 14-33000012)

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

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing; and
- 2) Approve the attached Ordinance.

The Request: The applicant is the City of St. Petersburg. The request is to vacate a 10 foot north south alley lying southwest of the intersection of 4th Street South and 11th Avenue South. The area proposed for vacation is shown on the attached maps (Attachment "A" and "B") and legal description (Attachment "C"). The applicant's goal is to consolidate the properties along the vacated alley right-of-way for redevelopment.

Discussion: As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-ways would be consistent with the criteria in the City Code and the Comprehensive Plan. The subject right-of-way is adjacent to the boundary of the Bayboro Harbor Redevelopment Area. The Bayboro Harbor Redevelopment Plan encourages block consolidation. Given the limited land resources available within the City, it is in the public interest to improve the development potential of land if there is no adverse public impact. In this case, the City can, by vacation of an unimproved and unnecessary right-of-way, consolidate lands and the right-of-way to create a more efficient and functional development site.

Agency Review: The application was routed to other departments and utility providers for comments. The City's Transportation and Parking Management and Engineering

Departments requested easements. TECO People's Gas and Brighthouse Networks indicated that they have facilities in the alley. The proposed ordinance contains conditions to address the issues noted.

Public Comments: Public notices were sent out prior to the DRC hearing December 3, 2014. Staff has received one call from a neighbor asking general questions. No specific comments or objections were noted.

DRC Action/Public Comments:

On December 3, 2014, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7 - 0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the proposed alley vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance, the applicant shall address the following issues:
 - a. Provide an easement as requested by Transportation Management along the northern 6 (six) feet of the vacated alley for the future Booker Creek Trail.
 - b. Provide easements as requested in the Engineering Department Memorandum dated November 6, 2014.
 - c. The applicant shall coordinate a plan for any necessary protection or modification of existing public infrastructure or non-City utilities, such as dedication of any necessary easements, abandonment or relocation.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF A 10 FOOT WIDE NORTH SOUTH ALLEY LYING SOUTHWEST OF THE INTERSECTION OF 4TH STREET SOUTH AND 11TH AVENUE SOUTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

The 10' north south alley abutting Lot 1 ROYAL POINCIANA SUBDIVISION – KAMMAN PARTIAL REPLAT (Plat Book 61, Page 91) and abutting Lots 1, 2, 3, 4, 5 and 6 ROYAL POINCIANA SUBDIVISION (Plat Book H-7, Pages 8 and 9 in the public records of Hillsborough County, Florida, of which Pinellas County Florida was formerly a part).

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

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

- a. Provide an easement as requested by Transportation Management along the northern 6 (six) feet of the vacated alley for the future Booker Creek Trail.
- b. Provide easements as requested in the Engineering Department Memorandum dated November 6, 2014.
- c. The applicant shall coordinate a plan for any necessary protection or modification of existing public infrastructure or non-City utilities, such as dedication of any necessary easements, abandonment or relocation.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in

accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

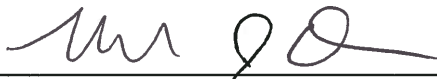
APPROVED AS TO FORM AND SUBSTANCE:



Planning & Economic Development Dept.

12-17-14

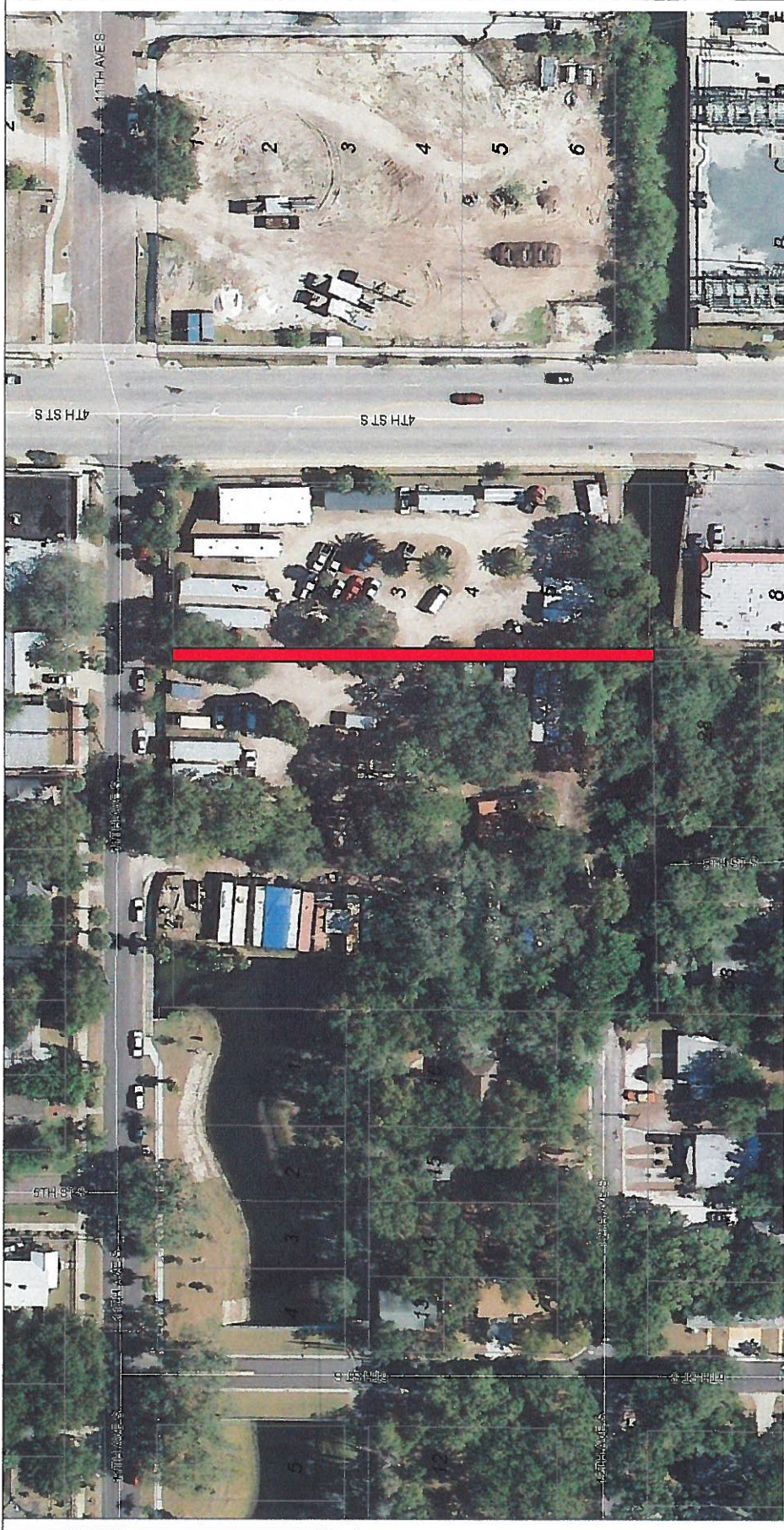
Date



City Attorney (Designee)

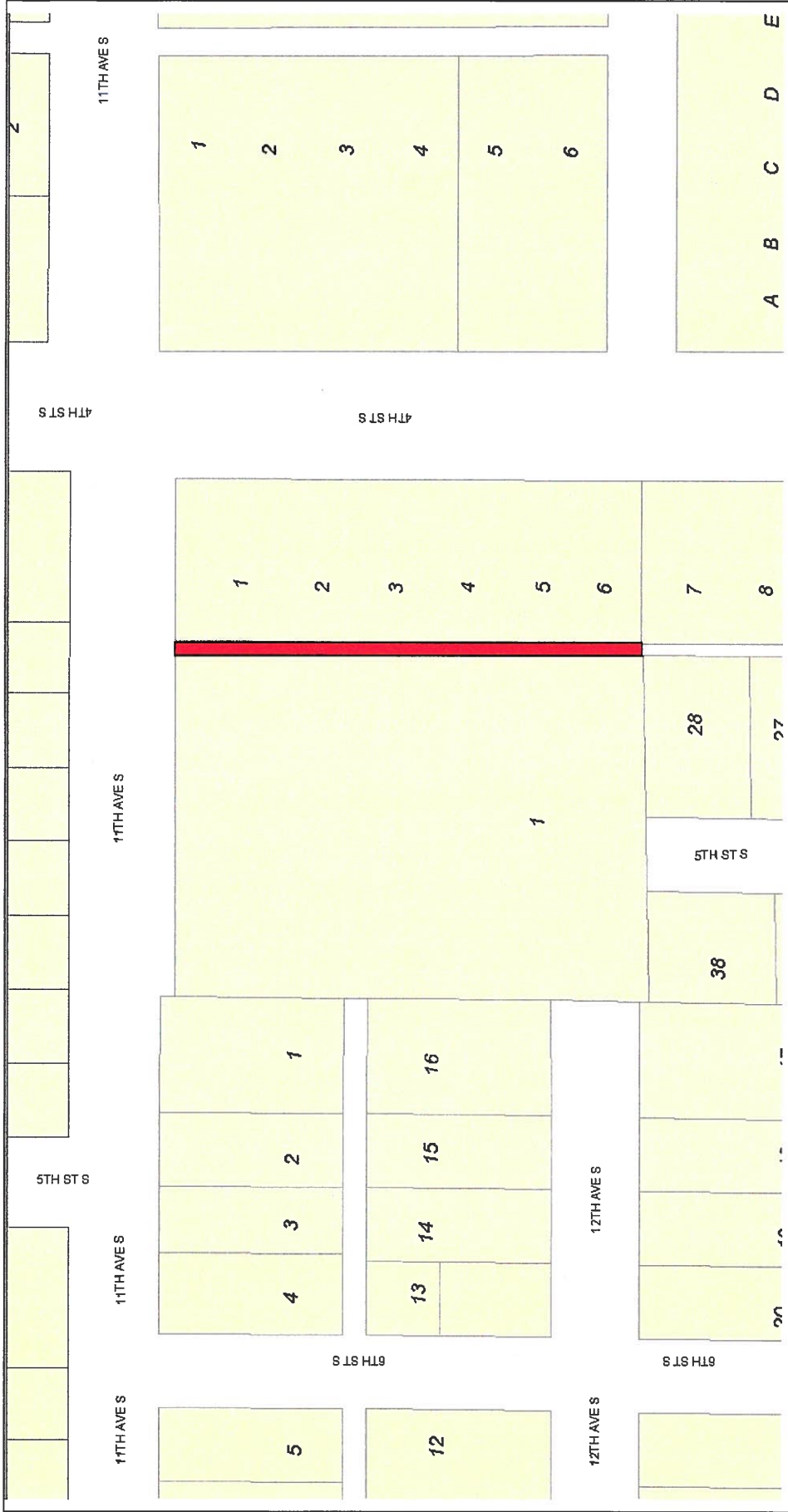
12/18/14

Date



Planning & Economic Development
Department
Case No.: 14-33000012
Address: 4th St S and 11th Ave S
Attachment "A"





Planning & Economic Development
Department
Case No.: 14-33000012
Address: 4th St S and 11th Ave S
Attachment "B"



Legal Description: A 10' north south alley abutting Lot 1 ROYAL POINCIANA SUBDIVISION – KAMMAN PARTIAL REPLAT (Plat Book 61, Page 91) and abutting Lots 1, 2, 3, 4, 5 and 6 ROYAL POINCIANA SUBDIVISION (Plat Book H-7, Pages 8 and 9 in the public records of Hillsborough County, Florida, of which Pinellas County Florida was formerly a part).



st.petersburg
www.stpete.org

Planning & Economic Development
Department

Case No.: 14-33000012

Address: 4th St S and 11th Ave S
Attachment "C"

N↑
(nts)

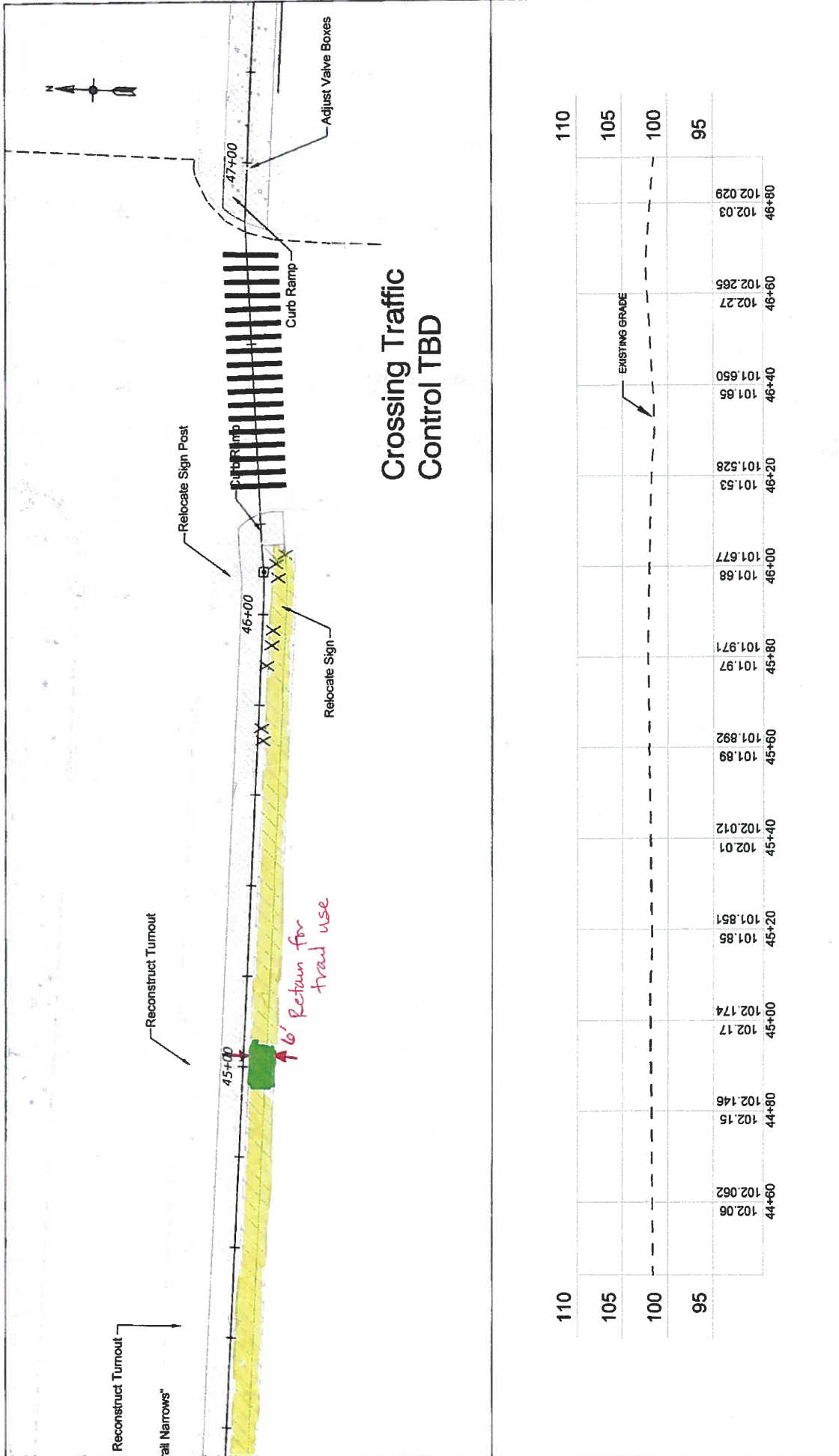
Kathryn Younkin - Case No. 14-33000012

From: Tom Whalen
To: Abernethy, Elizabeth
Date: 10/30/2014 2:20 PM
Subject: Case No. 14-33000012
CC: Development Review Group
Attachments: Booker Creek Trail Drawing for Case No. 14-33000012.pdf

The Transportation and Parking Management Department has reviewed the following case:

City of St. Petersburg
4th Street South at 11th Avenue South
14-33000012
Approval of a vacation of an alley.

This property is to be used for a trail head park for the Booker Creek Trail. We recommend that six feet be preserved for trail use, as shown on the attached drawing.



DESIGNED BY: TAP		REVISIONS:		ENGINEERING and CAPITAL IMPROVEMENTS DEPARTMENT		PROPOSED PLAN & PROFILE	
DATE	DESCRIPTION	DATE	DESCRIPTION	CITY PROJECT NO.	COUNTY	CITY OF ST. PETERSBURG	SHEET NO.
102.06		102.06		12059-112	PINELLAS	FINANCIAL PROJECT ID.	26
102.062		102.062		101.68			
102.146		102.146		101.971			
102.15		102.15		101.97			
102.174		102.174		101.892			
101.85		101.85		101.89			
101.851		101.851		101.892			
101.97		101.97		101.971			
101.971		101.971		101.677			
101.68		101.68		101.68			
101.650		101.650		101.68			
102.27		102.27		101.528			
102.265		102.265		101.528			
102.03		102.03		101.65			
102.029		102.029		101.65			
44+60		44+60		46+00			
44+80		44+80		46+20			
45+00		45+00		46+40			
45+20		45+20		46+60			
45+40		45+40		46+80			
45+60		45+60		47+00			
45+80		45+80					
46+00		46+00					
46+20		46+20					
46+40		46+40					
46+60		46+60					
46+80		46+80					
110		110					
105		105					
100		100					
95		95					

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Barbara Race, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: November 6, 2014
SUBJECT: Alley Vacation
FILE: 14-33000012

LOCATION: 4th St S & 11th Ave S, SW corner of intersection
PIN: 30/31/17/77418/000/0010; 30/31/17/77400/000/0010;
ATLAS: F-7
PROJECT: Alley Vacation

REQUEST: Approval of a vacation of a 10 -foot wide north-south alley located adjacent to lot 1 Royal Poinciana Subdivision – Kamman Partial Replat Subdivision and lots 1-6 Royal Poinciana Subdivision.

COMMENTS: The Engineering Department has no objection to the vacation request provided the following conditions and comments are added to the conditions of approval:

1. The 8” sanitary sewer main within the alley will be abandoned to the property owner for ownership and maintenance. The applicant would be required to construct a new terminal manhole over the sewer pipe at the property line. All cost associated with the improvements would be the responsibility of the applicant.
2. Per City of St. Petersburg Code Section 16.40.140.2.1(E)(3), a vacation shall not adversely impact the existing roadway network to create dead-end rights-of-way. Though the remainder of the north/south alley right of way south of the proposed alley vacation will be dead-ended as a result of this vacation it is noted that the current alley is bisected by Booker Creek at the south end of the property vacation. Therefore the vacation will not result in any change to traffic patterns or use of the alley. Engineering has no objection.
3. Per City of St. Petersburg Code Section 16.40.140.4.4(2), Engineering recommends that **Public Drainage Easement** be retained over Booker Creek prior to sale/redevelopment of these properties. The Public Drainage Easement must encompass all portions of Booker Creek within the property boundary and should extend a minimum of 20-feet upland of the top of the north bank or 20-feet north of the back of the seawall cap to allow for adequate public maintenance access along the entire creek bank. Adequate **Public Maintenance Access Easement** should also be retained to provide equipment access to the north creek bank from an adjacent improved right of way if necessary based on topography.

NED /jw

pc: Kelly Donnelly
Reading File
Correspondence File
2014 Easement Vacation File – 14-33000010
Subdivision File: Royal Poinciana Subdivision – Kamman Partial Replat
Royal Poinciana Subdivision



st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Economic Development Department records, no **Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **December 3, 2014 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 14-33000012 **PLAT SHEET:** F-7

REQUEST: Approval of a vacation of a 10 foot wide north/south alley.

APPLICANT: City of St. Petersburg
PO Box 2842
Saint Petersburg, FL 33731-2842

AGENT: Dave Goodwin, Planning and Economic Development Director
PO Box 2842
Saint Petersburg, FL 33731-2842

ADDRESS: 1101 4th Street South, 416 11th Avenue South
PARCEL ID NO.: 30/31/17/77400/000/0010/; 30/31/17/77418/000/0010/

LEGAL DESCRIPTION: On File

ZONING: NSM-1

DISCUSSION AND RECOMMENDATION:

Request The request is to vacate a ten (10) foot wide unimproved alley right-of-way lying south of 11th Avenue South and west of 4th Street South. The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Legal Description (Attachment "C"). The applicant's goal is to consolidate the properties along the vacated right-of-way for redevelopment.

Analysis

Staff's review of a vacation application is guided by the City's Land Development Regulations (LDR's), the City's Comprehensive Plan and any adopted neighborhood or special area plans.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

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

City of St. Petersburg's Transportation and Parking Management has requested that a six (6) foot easement be retained on the north end of the proposed vacation to allow for a public trail. The City's Engineering Department has requested that a drainage easement be placed on the south end of the proposed vacation on the area over Booker Creek. They also requested a Public Drainage easement for all portions of Booker Creek within the property boundary. The Engineering Department also requested that this easement extend a minimum of 20 feet upland of the top of the north bank or 20 feet north of the back of the seawall cap to allow for adequate public maintenance. In addition an adequate public maintenance easement is to be retained to provide equipment access to the north creek bank from an adjacent improved right-of-way if necessary based on the topography. In addition Engineering has specified that the 8" sanitary sewer main within the alley will be abandoned to the property owner for ownership and maintenance. Related conditions have been added to this report.

2. The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.

To the extent that the alley does not appear to have ever been utilized for the originally intended purpose, vacation of this segment is not expected to result in a negative impact to access to any other lot of record.

3. The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.

Vacation of the alley is not anticipated to cause an adverse impact to the existing roadway network. This is an unimproved alley which ends at Booker Creek. Per City of St. Petersburg Code Section 16.40.140.2.1(E)(3), a vacation shall not adversely impact the existing roadway network to create dead-end rights-of-way. Though the remainder of the north/south alley right of way south of the proposed alley vacation will be dead-ended as a result of this vacation it is noted that the current alley is bisected by Booker Creek at the south end of the property vacation. Therefore the vacation will not result in any change to traffic patterns.

4. The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.

The primarily intended purpose of the subject alley is to provide secondary access to the rear yards of the abutting privately-owned commercial lots fronting on 4th Street South. . Given the unimproved nature of this particular alley, it does not appear to have been utilized for the originally intended purpose. Vacation of the alley will facilitate redevelopment of this City owned property.

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

No other factors have been raised for consideration.

A. Adopted Neighborhood or Special Area Plans

The subject right-of-way is adjacent to the boundary of the Bayboro Harbor Redevelopment Area. The Bayboro Harbor Redevelopment Plan encourages block consolidation. Given the limited land resources available within the City, it is in the public interest to improve the development potential of land if there is no adverse public impact. In this case, the City can, by vacation of an unimproved and unnecessary right-of-way, consolidate lands and the right-of-way to create a more efficient and functional development site.

Comments from Agencies and the Public

The application was routed to other City departments and non-City utility agencies. Requests from the City's Transportation and Parking Management and Engineering Departments have been included as recommended conditions of approval. Another recommended condition of approval addresses the relocation of TECO facilities in the alley. Additional easements or relocations may be required for two other utility providers who have not yet responded to our request, Brighthouse and Verizon Florida LLC. The applicant provided the required public notice to owners of nearby properties. Staff has received one call from a neighbor asking general questions. No specific comments or objections were noted. The applicant will provide an additional public notice prior to the public hearing before the City Council.

RECOMMENDATION:


Staff recommends **APPROVAL** of the proposed alley vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall address the following issues:
 - a. Provide an easement as requested by Transportation Management along the northern 6 (six) feet of the alley for the Booker Creek Trail.
 - b. The 8" sanitary sewer main within the alley will be abandoned to the property owner for ownership and maintenance. The applicant would be required to construct a new terminal manhole over the sewer pipe at the property line. All cost associated with the improvements would be the responsibility of the applicant.
 - c. A Public Drainage Easement be retained over Booker Creek prior to sale/redevelopment of these properties. The Public Drainage Easement must encompass all portions of Booker Creek within the property boundary and should

extend a minimum of 20-feet upland of the top of the north bank or 20-feet north of the back of the seawall cap to allow for adequate public maintenance access along the entire creek bank. An Adequate Public Maintenance Access Easement is also to be provided for equipment access to the north creek bank from an adjacent improved right of way if determined by City Engineering to be necessary based on the topography.

- d. Relocate the TECO natural gas main in the alley.
- e. Relocate the facilities or provide an easement if required for either Brighthouse and Verizon Florida LLC.

REPORT PREPARED BY:


KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official 11-25-14
Development Review Services Division DATE
Planning & Economic Development Department

FOR:


ELIZABETH ABERNETHY, AICP, Zoning Official (POD) 11-25-14
Development Review Services Division DATE
Planning & Economic Development Department

Attachments: A – Parcel Map, B – Aerial Map, C – Legal Description

EXHIBIT "E" – PROPOSAL FORM

**REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF CITY-OWNED PROPERTY
WITHIN THE
INNOVATION DISTRICT**

Issue Date
May 29, 2018

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 May 29, 2018.

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